

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

**Section 47AF of the Estate Agents Act 1980**

### Property offered for sale

Address  
Including suburb and  
postcode 54 Glengala Road, Sunshine West, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$680,000

&

\$720,000

### Median sale price

Median price

\$710,000

Property Type

House

Suburb

Sunshine West (3020)

Period - From

30/01/2020

to

30/07/2020

Source

RP Data

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
60 GLENGALA ROAD, SUNSHINE WEST VIC 3020	\$690,000	08/07/2020
29 GLENGALA ROAD, SUNSHINE WEST VIC 3020	\$610,000	31/03/2020
48 KILLARA STREET, SUNSHINE WEST VIC 3020	\$759,000	26/03/2020

This Statement of Information was prepared on: 30/07/2020