

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 25 Galeff Avenue Truganina

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$515,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price \$495,165 *House x *Unit Suburb Truganina
Period - From May 2017 to Nov 2017 Source Realestate.com.au

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
1) 2 skylark Court Truganina	\$526,000	31/07/2017
2) 22 Rose Grange Boulevard Truganina	\$520,000	22/07/2017
3) 18 Fenton Court Truganina	\$523,000	03/07/2017

Property data source: Corelogic.com.au. Generated on the 11th October 2017.