

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 18 Talliver Terrace 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 \$495,000 & \$535,000

Median sale price

(*Delete house or unit as applicable)

Median price 612,000 *House x *Unit Suburb Truganina

Period - From Jan 2018 to Jan 2019 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) 72 Torrita way Truganina	\$524,000	01/10/2018
1) 10 Wisdom avenue Truganina	\$546,000	08/10/2018
2) 20 circuit drive Truganina	\$511,000	13/08/2018

Property data source: Corelogic.com.au. Generated on the 8th Of January 2019.