

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 12/438 Morris Road 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 \$ 345,000 & \$ 375,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 385,000 *House *Unit X 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) 1/4 Begg Avenue Truganina	\$ 385,000	19/09/2017
2) 21/1 Clearwater Rise Parade Truganina	\$ 350,000	12/07/2017
3) 12A Rymill Way Truganina	\$360,000	18/03/2017

Property data source: Corelogic.com.au. Generated on the 02nd Oct 2017.