

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	7 Harry Court 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	\$ 470,000	&	\$ 490,000
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Median sale price

(*Delete house or unit as applicable)

Median price	\$ 500,000	*House	X	*Unit		Suburb	Truganina
Period - From	March 2017	to	Sept 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 Talliver Tce Truganina	\$ 485,000	07/10/2017
2) 4 Moussa Crt Truganina	\$ 470,000	29/05/2017
3) 4 Omaroo St Truganina	\$ 500,000	19/07/2017

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