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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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**Sections 47AF of the *Estate Agents Act 1980*****Property offered for sale**Address  
Including suburb and  
postcode

1/11 Cornell Road, Truganina

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$469,000

&amp;

\$499,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price

\$440,000

\*House

☐

\*Unit

☒

Suburb

Truganina

Period - From

January 2018

to

March 2018

Source

REIV propertydata.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) 2/30 Bridlepath Drive, Truganina	\$485,000	10/03/2018
2) 1/21 Starflower Way, Truganina	\$470,000	27/04/2018
3) 2/23 Starflower Way, Truganina	\$480,000	10/02/2018

Property data source: Corelogic.com.au. Generated on the 24th Of April 2018.