

## 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 21 KINGSFIELD WAY, 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 \$545,000 & \$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$430,000 \*House  \*Unit  Suburb TRUGANINA  
 Period - From 02/12/16 to 02/05/17 Source CORELOGIC.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 40 WESTMEADOWS LANE, TRUGANINA	\$545,000	13/12/16
2 107 BRIDGEWATER WAY, TRUGANINA	\$570,000	13/01/17
3 29 BARCHESTER AVENUE, TRUGANINA	\$570,000	22/04/17

Property data source: Corelogic.com.au. Generated on 02 May 2017.