
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

1/46 Westmeadows Lane 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 \$445,000 & \$465,000

Median sale price

(*Delete house or unit as applicable)

Median price \$355,000 *House *Unit X Suburb Truganina

Period - From April - 17 to June-17 Source Reiv.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) 1/22 Starflower Way, Truganina	\$450,000	25-Nov-17
2) 2/5 Vilnius Way, Truganina	\$450,000	19-Nov-17
3) 2/46 Westmeadows Lane, Truganina	\$453,350	8-July-17

Property data source: Corelogic.com.au. Generated on the 28th November 2017.