

## 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 3 Gilbert Avenue, Truganina 3029

### 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 \$550,000 & \$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$576,000 \*House x \*Unit Suburb Truganina  
Period - From July 2017 to January 2018 Source Realestate.com.au

### Comparable property sales (\*Delete A or B below as applicable)

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) 11 Elmhurst Road, Truganina	\$600,000	21/07/2017
2) 30 Mainview Boulevard, Truganina	\$630,000	02/11/2017
3) 12 Shamrock Way, Truganina	\$605,000	08/12/2017

Property data source: Corelogic.com.au. Generated on the 16th January 2018.