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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

Lot 263 Camini Grove 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 650,000 or range between &

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$590,000 \*House ☒ \*Unit ☐ Suburb TRUGANINA

Period - From 1<sup>st</sup> June 2020 to 31<sup>st</sup> May 2021 Source CORE LOGIC

**Comparable property sales**

A*	20 Roccella avenue, Truganina	\$645,000	Sold 7 <sup>th</sup> Nov 2021
	30 Gerace street Truganina	\$635,000	Sold 22 <sup>nd</sup> Sep 2021
	2 Pazzano Mews, Truganina	\$635,000	Sold 18 <sup>th</sup> Nov 2021

Property data source: Corelogic.com.au. Generated on 1<sup>st</sup> April 2022