

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

68 Stony Brook Way, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$570,000

&

\$620,000

Median sale price

Median price

\$560,000

House

X

Unit

Suburb

Truganina

Period - From

01/10/2017

to

30/09/2018

Source

REIV

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

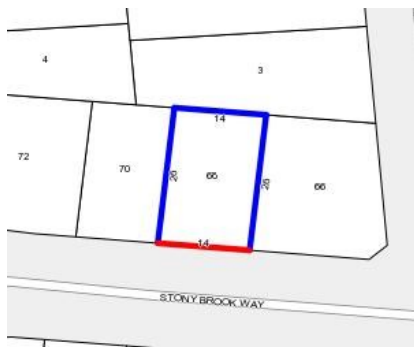
- A*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12 Clearwater Rise Pde TRUGANINA 3029	\$625,000	10/05/2018
2	6 Merivale Dr TRUGANINA 3029	\$620,000	25/05/2018
3	5 Waddywood Ct TRUGANINA 3029	\$611,000	12/05/2018

OR

- B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

68 Stony Brook Way, Truganina Vic 3029



Rooms:
Property Type: Land
Land Size: 364 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
Year ending September 2018: \$560,000

Comparable Properties



12 Clearwater Rise Pde TRUGANINA 3029 (VG) **Agent Comments**



Price: \$625,000
Method: Sale
Date: 10/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 448 sqm approx

6 Merivale Dr TRUGANINA 3029 (VG)

Agent Comments



Price: \$620,000
Method: Sale
Date: 25/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 400 sqm approx



5 Waddywood Ct TRUGANINA 3029 (VG)

Agent Comments



Price: \$611,000
Method: Sale
Date: 12/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 478 sqm approx