# **Statement of Information**

## Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

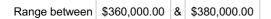
#### Address

Including suburb and postcode

8 Gilbee Road Truganina, 3029

## Indicative selling price

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



#### Median sale price

Median price	\$580,000.00	Property Type		HOUSE	Suburb	TRUGANINA	
Period - From	01-Nov-2019	to	31-Oct-2020	Source	Realesta	ite.com.au	

## Comparable property sales

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	130 Everton Road Truganina	\$370,000.00	20-Aug-2020
2	99 Everton Road Truganina	\$355,000.00	09-Jul-2020
3	109 Everton Road Truganina	\$365,000.00	22-Oct-2020

This statement of information was prepared on 12-Apr-2021 at 5:17:16 PM EST