

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 25 Monet Drive, Truganina 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$479,999* or range between \$* & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$588,500 *House ☒ *Unit ☐ Suburb Truganina
Period - From November 2017 to January 2018 Source APM - Pricefinder

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 – 31 Glenfern Circuit, Truganina	\$526,000	08/01/2018
2 – 3 Alberfeldie Drive, Truganina	\$527,000	23/12/2017
3 – 28 Vetiver Avenue, Truganina	\$521,500	17/10/2017

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.