



STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb
and postcode 13 Elmhurst Road, Truganina, Vic - 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

or range
between

\$ 540,000

&

\$ 580,000

Median sale price

(*Delete house or unit as applicable)

Median price 567,000

*House ☒

*Unit ☐

Suburb Truganina

Period - From April 2018 to

October
2018

Source REIV propertydata.com.au

Comparable property sales

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) 28 Elmhurst Rd Truganina, Vic 3029	\$560,000	16 July 2018
2) 15 Thorngrove Street, Truganina, Vic 3029	\$550,000	12 Nov 2018
3) 36 Sedgefiled Ave Truganina, Vic 3029	\$570,000	19 Nov 2018

Property data source: Corelogic.com.au.

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