

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

16 Appalachian Street Truganina VIC 3029

**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

or range  
between

\$399,000

&

\$409,000

**Median sale price**

(\*Delete house or unit as applicable)

Median Price

\$345,000

Property type

Land

Suburb

Truganina

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

**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 6 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
130 Alcock Road Truganina VIC 3029	\$395,900	19-Jun-20
16 Beartooth Road Truganina VIC 3029	\$340,000	08-Apr-20
28 Amity Way Truganina VIC 3029	\$416,900	14-Apr-20

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 6 months.~~

This Statement of Information was prepared on: 23 June 2020