

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 80 James Cook Drive, Truganina.

Indicative selling price

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

Single price \$500,000 or range between &

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000 *House x *Unit Suburb Truganina
Period - From March 2017 to March 2017 Source Corelogic.com.au.

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) 37 Rocky Gate Drive Truganina, VIC, 3029	\$465,000	20/02/2017
2) 3 St Martins Boulevard Truganina, VIC, 3029	\$525,000	10/05/2017
3) 35 Westonbury Drive Truganina, VIC, 3029	\$480,111	07/02/2017

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.

Property data source: Corelogic.com.au. Generated on the 13th June 2017.