

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 20 Choy Street, 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 \$ or range between \$480,000 & \$528,000

Median sale price

(*Delete house or unit as applicable)

Median price \$470,000 *House ☒ *Unit ☐ Suburb Truganina

Period - From April 2017 to August 2017 Source Realestate.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
46 Dover Street, Truganina	\$520,000	01/08/2017
28 Katoora Street, Truganina	\$480,000	15/03/2017
4 Omaroo Street, Truganina	\$500,000	26/07/2017

Property data source: Corelogic.com.au. Generated on the 30th August 2017.