hunter french

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 STALLION COURT, TRUGANINA, VIC







Indicative Selling Price

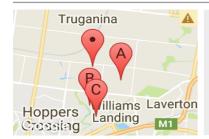
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$540,000 to \$580,000

Provided by: Saade Ghazi, Hunter French

MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (House)

\$500,250

01 January 2017 to 31 December 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



31 GLENFERN CCT, TRUGANINA, VIC 3029







Sale Price

*\$526,000

Sale Date: 12/01/2018

Distance from Property: 1.7km





16 BARCHESTER AVE, TRUGANINA, VIC 3029









Sale Price

*\$605,000

Sale Date: 12/12/2017

Distance from Property: 2.2km





3 ROMI AVE, TRUGANINA, VIC 3029







Sale Price

*\$550,000

Sale Date: 08/12/2017

Distance from Property: 2.9km



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	7 STALLION COURT, TRUGANINA, VIC 3029
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$540,000 to \$580,000

Median sale price

Median price	\$500,250	House	Unit	Suburb	TRUGANINA
Period	01 January 2017 to 31 December 2017		Source		ricefinder

Comparable property sales

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
31 GLENFERN CCT, TRUGANINA, VIC 3029	*\$526,000	12/01/2018
16 BARCHESTER AVE, TRUGANINA, VIC 3029	*\$605,000	12/12/2017
3 ROMI AVE, TRUGANINA, VIC 3029	*\$550,000	08/12/2017