
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

11 Memphis Drive Truganina

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price or range between \$ 310000 & \$ 340,000**Median sale price**

(*Delete house or unit as applicable)

Median price \$ 446,000

*House

☒

*Unit

☐

Suburb

Truganina

Period - From 01/01/2017

to 30/04/2017

Source

CORELOGIC.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 36 Mainview Blvd, Truganina	\$351,700	28/11/2016
2 29 Rockgarden Drive, Truganina	\$373,500	22/12/2016
3 15 Shamrock Way, Truganina	\$310,500	25/04/2017

Property data source: Corelogic.com.au. Generated on 25th May 2017.