

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 1/45 Vanderbilt Avenue, Truganina 3029

Indicative selling price

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

Single price \$* or range between \$440,000 & \$480,000

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000 *House *Unit X Suburb Truganina
Period - From January 2018 to June 2018 Source reiv.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) 1/14 Vassar Court, Truganina	\$460,000	16-01-18
2) 1/22 Starflower Way, Truganina	\$450,000	25-11-17
3) 4B Sedgefield Avenue, Truganina	\$465,000	14-03-18

Property data source: Corelogic.com.au. Generated on the 28th June 2018.