

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 5 Toorongo Circuit, TRUGANINA 3029

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 \$520,000 & \$560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$570,000 *House ☒ *Unit ☐ Suburb TRUGANINA

Period - From Sep 2018 to Dec 2019 Source Price finder

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 10 Montezuma Avenue, Truganina 3029	\$635,000	15 Oct 2018
2 7 Canary Close, Truganina 3029	\$625,000	29 Nov 2019
3 36 Clewate Rise Parade, Truganina 3029	\$600,000	01 December 2018

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.