

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 27/1 Clearwater Rise Parade 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 \$ 320,000 & \$ 340,000

Median sale price

(*Delete house or unit as applicable)

Median price \$340,000 *House *Unit X Suburb Truganina
Period - From March-17 to March-17 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
21/1 Clearwater Rise Parade Truganina	\$350,000	12-JULY-2017
1/1 Clearwater Rise Parade Truganina	\$317,000	12-MAY-2017
6/12 Vilnius Way Truganina	\$315,000	5-MAY-2017

Property data source: propertydata.com.au. Generated on 16 August 2017.