

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

12 Andromeda Avenue, 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 \$619,999

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$520,000

*House X

*Unit

Suburb Truganina

Period - From April 2017

to June 2017

Source APM - Pricerfinder

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 – 57 Rockgarden Drive, Truganina	\$625,000	14/07/2017
2 – 9 Everholme Drive, Truganina	\$610,000	22/05/2017
3 – 7 Faraday Court, Truganina	\$630,000	10/04/2017

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.

Brian Mark

The local agents you can trust