

## 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

28 Vetiver Avenue, Truganina

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price

or range between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$536,100

\*House

X

\*Unit

Suburb

Truganina

Period - From

April

to

September

Source

Realestate.com

### 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) 3 Echinacea Street, Truganina	\$456,000	19/05/2017
2) 8 Omaroo Street, Truganina	\$461,000	04/08/2017
3) 4 Omaroo Street, Truganina	\$500,000	26/07/2017

Property data source: Corelogic.com.au. Generated on the 16<sup>th</sup> September 2017.