



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1/9 Starflower Way, Truganina, VIC 3029

INDICATIVE SELLING PRICE

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

Range Between \$460,000 & \$490,000

MEDIAN SALE PRICE

Median price \$383,250 | House | Truganina (3029)

Period - From 1 December 2017 to 2 May 2018 | Source - Core Logic

COMPARABLE PROPERTY SALES

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
1/21 STARFLOWER WAY, TRUGANINA VIC 3029	\$470,000	27/04/2018
2/23 STARFLOWER WAY, TRUGANINA VIC 3029	\$480,000	10/02/2018
2/30 BRIDLEPATH DRIVE, TRUGANINA VIC 3029	\$485,000	10/03/2018