

## 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 11 Elderwood 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 \$475,000 & \$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$582,000 \*House x \*Unit Suburb Truganina  
 Period - From April 2018 to June 2018 Source REIV propertydata.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
1) 25 Monet drive, Truganina	\$480,000	02/04/2018
2) 27 Constellation Circuit, Truganina	\$490,000	13/05/2018
3) 25 Constellation Circuit, Truganina	\$520,000	10/03/2018

Property data source: Corelogic.com.au. Generated on the 8th Of August 2018.