

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 33 Birchmore Circuit, Truganina, Vic 3029

Indicative selling price

Single price or range between \$620,000 & \$650,000

Median sale price

Median price \$481,056 *House *Unit Suburb Truganina

Period - From 1 April 2016 to 24 April 2017 Source CoreLogic

Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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. 7 Faraday Court, Truganina | \$630,000 | 18/04/2017 |
| 2. 7 Mainview Boulevard, Truganina | \$659,000 | 12/03/2017 |
| 3. 57 Rockgarden Drive, Truganina | \$625,000 | 14/07/2017 |