



Community Best Real Estate

17/7, Bridge Street Werribee 3030

ACN 158 716 888

ABN 78 158 716 888

STATEMENT OF INFORMATION

Single Residential Property located in the Melbourne Metropolitan Area
Section 47AF of the Estate Agents Act 1980

Property Offered for Sale

77 Haystack Drive, Truganina

Indicative Selling Price

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

Range between \$635,000 & \$685,000

Median Sale Price

\$545,000 in Truganina AREA between Sep 2017 - Feb 2018

SOURCE: RP DATA

Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.

Address of Comparable Properties

1. 6 Challans Street, Truganina 3029, Sold for \$639,900 on 23/03/2018
2. 36 Vanderbilt Avenue, Truganina 3029, Sold for \$658,000 on 14/02/2018
3. 13 Prospero Way, Truganina 3029, Sold for \$688,000 on 04/04/2018

Property data source: Corelogic.com.au.