

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

19 Fetlock Drive, Truganina, VIC 3029

INDICATIVE SELLING PRICE

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

Range Between \$580,000 & \$630,000

MEDIAN SALE PRICE

Median price \$447,500 | House | Truganina (3029)

Period - From 1 May 2017 to 1 September 2017 | Source - RPData

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
7 CANARY CL, TRUGANINA VIC 3029	\$635,000	19/08/2017
3 RONALD RD, TRUGANINA VIC 3029	\$600,000	03/06/2017
21 BRIDGEWATER WAY, TRUGANINA VIC 3029	\$580,000	15/05/2017