

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 10 Holly Green Circuit, 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 \$395,000 & \$425,000

### Median sale price

Median price \$415,000 Property type *Townhouse* Suburb Truganina

Period - From April 2019 to September 2019 Source R P Data

### Comparable property sales

These is the one property 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
1/15 Horseshoe Circuit, Truganina	\$430,000	15.03.2019
1/6 Vassar Court, Truganina	\$420,000	16.03.2019
1/13 McDougall Place, Truganina	\$415,000	01.01.2019

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

This Statement of Information was prepared on: 9<sup>th</sup> October 2019