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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

1 Mala Street Truganina VIC 3029

 5  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$580,000




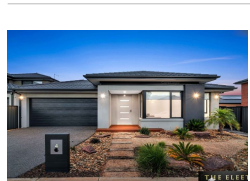



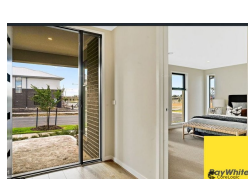



## Median Sale Price

\$566,000 Houses in Truganina between 01 Aug 2018 - 31 Jul 2019

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.

	<b>10 Award Crescent Truganina VIC 3029</b>  4  2  2	Sold Price <b>\$612,000</b>	Sold Date <b>01-Apr-19</b>  Distance <b>1.08km</b>
	<b>4 Malmesbury Avenue Truganina VIC 3029</b>  3  2  2	Sold Price <b>\$615,500</b>	Sold Date <b>11-Mar-19</b>  Distance <b>1.6km</b>
	<b>44 Europe Street Truganina VIC 3029</b>  4  2  2	Sold Price <b>\$639,900</b>	Sold Date <b>07-May-19</b>  Distance <b>1.41km</b>

RS = Recent sale      UN = Undisclosed Sale

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