



## Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
**441 Morris Road,  
TRUGANINA 3029**

House  
3 beds 2 baths 2 parking

### Indicative selling price

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

**Range \$510,000 - \$520,000**

### Median sale price

Median **House** for **T RUGANINA** for period **Sep 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$570,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**20 Circuit Drive,**  
Truganina 3029

Price **\$511,000** Sold 13  
August 2018

**547 Morris Road,**  
Truganina 3029

Price **\$500,000** Sold 13  
December 2018

**4 Circuit Drive,**  
Truganina 3029

Price **\$502,000** Sold 09  
September 2018

This Statement of Information was prepared on 16th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

### Contact agents



**Manaz Chauhan**  
Biggin & Scott

0 39 3441555

[mchauhan@bigginscott.com.au](mailto:mchauhan@bigginscott.com.au)



**Isha Batra**  
Biggin & Scott

0 39 3441555

0 4776 40584

[ibatra@bigginscott.com.au](mailto:ibatra@bigginscott.com.au)

WE DELIVER. **Biggin & Scott**