



**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**

18 Bushel Way, Truganina

### **Indicative Selling Price**

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

Range between \$735,000 & \$785,000

### **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. 11 Sedgfield Avenue, Truganina 3029, Sold for \$810,000 on 13/04/2018
2. 17 Cheviot Drive, Truganina 3029, Sold for \$730,000 on 17/04/2018
3. 7 Carisbrook Circuit, Truganina 3029, Sold for \$712,000 on 28/04/2018

Property data source: Corelogic.com.au.