

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

Lot 1012 - Corner of Dohertys Rd and Morris Road, Truganina, 3029

Indicative selling price

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

Single price \$ 326,000 or range between &

Median sale price

Median price \$ 338,500 Property type Vacant Land Suburb Truganina

Period - From 1/02/2019 to 1/04/2019 Source Oliver Hume Research

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
1 Lot 615 - Alcock Road, Truganina, 4589	\$ 335,900	11/08/2019
2 Lot 857 - Kinship Way, Truganina, 3029	\$ 338,900	9/06/2019
3 Lot 2216 - Kilcunda Drive, Truganina, 3029	\$ 339,000	24/03/2019

This Statement of Information was prepared on: 13 Sep 2019