

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 27 Sunnyvale Rise, TRUGANINA 3029

4 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 \$620,000 - \$640,000**

### Median sale price

Median for **TRUGANINA** for period **Oct 2018 - Sep 2019**

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.

**36 Barchester Avenue,**  
Truganina 3029

Price **\$632,500** Sold 05  
March 2019

**45 Dover Street,**  
Truganina 3029

Price **\$620,500** Sold 08  
August 2019

**4 Malmesbury Avenue,**  
Truganina 3029

Price **\$615,500** Sold 23  
March 2019

This Statement of Information was prepared on 16th Oct 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.

### The Eleet Wyndham City

45C, 380 Sayers Road,  
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### Contact agents

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