



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 68 Verdant Road, Truganina, 3029

Indicative selling price

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

Single price or range between \$490,000.00 & \$530,000.00

Median sale price

Median price \$570,000.00 Property type House Suburb TRUGANINA
Period - From Oct 2018 to Sep 2019 Source CoreLogic

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
45 Rockpool Road Truganina VIC 3029	\$515,000.00	13/05/2019
5 Award Crescent Truganina VIC 3029	\$520,000.00	24/06/2019
5 Cornell Road Truganina VIC 3029	\$495,000.00	27/05/2019

This Statement of Information was prepared on: Wednesday 16th October 2019