



STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

17 Katoora Street, Truganina, VIC 3029

INDICATIVE SELLING PRICE

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

Range Between \$630,000 & \$660,000

MEDIAN SALE PRICE

Median price \$480,000 | House | Truganina (3029)

Period - From 1 August 2017 to 12 February 2018 | Source - RP DATA

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
12 SHAMROCK WAY, TRUGANINA VIC 3029	\$605,000	08/12/2017
39 BOLIVAR ESPLANADE, TRUGANINA VIC 3029	\$612,500	10/02/2018
15 RONALD ROAD, TRUGANINA VIC 3029	\$615,000	04/12/2017