

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 10 Fielding Drive, Truganina, VIC 3029

Indicative selling price

Single price or range between \$380,000 & \$400,000

Median sale price

Median price \$580,000 *House ☒ *Unit ☐ Suburb Truganina

Period - From 01 Apr 2017 to 28 Apr 2020 Source CoreLogic

Comparable property sales

These are the three properties sold within Two kilometres of the property for sale in the last 6 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. 12 Metroon Street Truganina	\$365,000	12/11/2020
2. 21 Ludo Circuit, Truganina	\$370,000	13/11/2020
3. 101 Everton Road, Truganina	\$389,000	30/01/2020