

## Statement of Information

### Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address 14 Nova Ave Truganina VIC 3029

#### Indicative selling price

Single price  or range between \$640,000 & \$670,000

#### Median sale price

Median price \$575,000 \*House  x \*Unit  Suburb Truganina

Period - From  March 2019 to  March 2020 Source Realestate

#### 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
36 Emerson Drive, Truganina, VIC 3029	\$610,000	11/03/2020
32 Latitude Promenade, Truganina, VIC 3029	\$677,000	28/02/2020
5 Lawford Street, Trugnaina, VIC 3029	\$640,000	17/02/2020