# 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

2/22 Verdant Road Truganina VIC 3029

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$420,000	&	\$440,000		
Median sale price						

(\*Delete house or unit as applicable)

Median Price	\$578,000	Prop	erty type		House	Suburb	Truganina
Period-from	01 Jun 2019	to	31 May 2020 Source			Corelogic	

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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	
1/5 Yale Court Truganina VIC 3029	\$421,000	20-Mar-20	
1/10 Vanderbilt Avenue Truganina VIC 3029	\$435,001	20-Jan-20	
2/9 Vassar Court Truganina VIC 3029	\$450,000	22-Feb-20	

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

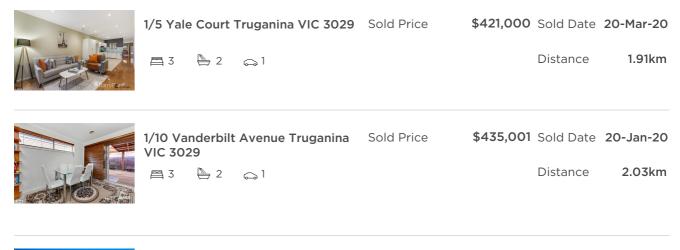
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2/9 Va 3029	ssar Cou	urt Truganina VIC	Sold Price	\$450,000	Sold Date	22-Feb-20
<b>=</b> 3	2	G 1			Distance	2.1km

RS = Recent sale UN = Undisclosed Sale

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