

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 102 Westmeadows Lane, Truganina

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 \$700,000 & \$770,000

Median sale price

(*Delete house or unit as applicable)

Median price \$650,000 *House *Unit Suburb TRUGANINA

Period - From Nov 2023 to April 2024 Source REIV

Comparable property sales

A* 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
21 Bridgewater Way, Truganina	\$740,000	12 th April 2024
3 Coreen Court, Truganina	\$750,000	18 th Dec 2023
10 Alcock Road, Truganina	\$740,000	6 th Jan 2024

Property data source: Corelogic.com.au. Generated on 17th April 2024.