

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	17 Kingsfield Way Truganina, 3029
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$660,000 & \$726,000
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### Median sale price

Median price	\$700,000	Property Type	NOT PROVIDED	Suburb	NOT PROVIDED
Period - From	01-Jun-2023	to	01-Apr-2024	Source	real estate

### 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
1	7 MOSLEY CRESCENT, Truganina, Vic 3029	\$708,000	03-Apr-2024
2	15 Beatty Avenue, Truganina, Vic 3029	\$705,000	08-Apr-2024
3	20 Distinction Crescent, Truganina, Vic 3029	\$700,000	04-Apr-2024

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