

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

276A Sayers 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$346,950

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2019

to

31 Aug 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

24 French Street Truganina VIC 3029	\$430,000	21-Jun-20
9 Society Boulevard Truganina VIC 3029	\$409,000	12-Feb-20
52 Latitude Promenade Truganina VIC 3029	\$430,000	07-May-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.

This Statement of Information was prepared on: 14 September 2020



24 French Street Truganina VIC 3029

Sold Price

\$430,000

Sold Date

21-Jun-20



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Distance

0.9km



9 Society Boulevard Truganina VIC 3029

Sold Price

\$409,000

Sold Date

12-Feb-20



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Distance

2.36km



52 Latitude Promenade Truganina VIC 3029

Sold Price

\$430,000

Sold Date

07-May-20



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Distance

2.37km

RS = Recent sale

UN = Undisclosed Sale

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