

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

1/20 Whitehouse Avenue 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

\$520,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/7 Craig Close Truganina VIC 3029	\$505,000	10-Mar-21
1/10 Yale Court Truganina VIC 3029	\$478,000	25-Apr-20
1/6 Vassar Court Truganina VIC 3029	\$468,000	24-May-21

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: 28 September 2021



2/7 Craig Close Truganina VIC 3029 Sold Price **\$505,000** Sold Date **10-Mar-21**

 3
  2
  2

Distance **0.22km**



1/10 Yale Court Truganina VIC 3029 Sold Price **\$478,000** Sold Date **25-Apr-20**

 3
  2
  1

Distance **0.89km**



1/6 Vassar Court Truganina VIC 3029 Sold Price **\$468,000** Sold Date **24-May-21**

 3
  2
  1

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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