

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

2/48 WESTMEADOWS LANE 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

\$515,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$451,000

Property type

Unit

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 2022

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

1/6 BEGG AVENUE TRUGANINA VIC 3029	\$532,000	11-Feb-22
1/20 WHITEHOUSE AVENUE TRUGANINA VIC 3029	\$525,000	02-Oct-21
2/3 BOWERBIRD PLACE TRUGANINA VIC 3029	\$520,000	16-May-22

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: 18 May 2022


**1/6 BEGG AVENUE TRUGANINA
VIC 3029**

 3
  2
  1

Sold Price

\$532,000

Sold Date

11-Feb-22

Distance

-


**1/20 WHITEHOUSE AVENUE
TRUGANINA VIC 3029**

 3
  2
  1

Sold Price

\$525,000

Sold Date

02-Oct-21

Distance

-


**2/3 BOWERBIRD PLACE
TRUGANINA VIC 3029**

 4
  2
  1

Sold Price

^{RS} **\$520,000**

Sold Date

16-May-22

Distance

0.47km
RS = Recent sale

UN = Undisclosed Sale

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