

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

2/13 McDougall Place 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

\$430,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$412,762

Property type

Unit

Suburb

Truganina

Period-from

01 Mar 2020

to

28 Feb 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

1/15 Westmeadows Lane Truganina VIC 3029	\$452,000	22-Dec-20
2/10 Craig Close Truganina VIC 3029	\$450,000	09-Oct-20
1/78 Westmeadows Lane Truganina VIC 3029	\$445,000	24-Nov-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: 06 March 2021



1/15 Westmeadows Lane Truganina VIC 3029 Sold Price **\$452,000** Sold Date **22-Dec-20**

 3  2  1

Distance **0.91km**



2/10 Craig Close Truganina VIC 3029 Sold Price **\$450,000** Sold Date **09-Oct-20**

 3  2  1

Distance **0.3km**



1/78 Westmeadows Lane Truganina VIC 3029 Sold Price **\$445,000** Sold Date **24-Nov-20**

 3  2  1

Distance **0.52km**

RS = Recent sale UN = Undisclosed Sale

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