

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

129 CLARA 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Aug 2021

to

31 Jul 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

63 WIRELESS DRIVE AINTREE VIC 3336	\$560,000	09-Jun-22
23 PIGATO CRESCENT DEANSIDE VIC 3336	\$557,500	06-Aug-22
76 SINCLAIRS ROAD DEANSIDE VIC 3336	\$580,000	07-Aug-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: 4 September, 2022



63 WIRELESS DRIVE AINTREE VIC 3336

Sold Price

\$560,000

Sold Date

09-Jun-22



3



2



2

Distance

5.29km



23 PIGATO CRESCENT DEANSIDE VIC 3336

Sold Price

^{RS}

\$557,500

Sold Date

06-Aug-22



3



2



2

Distance

5.35km



76 SINCLAIRS ROAD DEANSIDE VIC 3336

Sold Price

^{RS}

\$580,000

Sold Date

07-Aug-22



3



2



2

Distance

4.49km



39 WIRELESS DRIVE AINTREE VIC 3336

Sold Price

\$565,000

Sold Date

17-Feb-22



3



2



2

Distance

5.39km

RS = Recent sale

UN = Undisclosed Sale

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