

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

9 Casablanca Court 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

6 Merivale Drive Truganina VIC 3029	\$606,000	02-Sep-20
17 Gascoyne Way Truganina VIC 3029	\$580,000	29-Jul-20
16 Trafford Drive Truganina VIC 3029	\$632,000	24-Jul-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: 10 September 2020



6 Merivale Drive Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$606,000** Sold Date **02-Sep-20**

Distance **1.47km**



17 Gascoyne Way Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$580,000** Sold Date **29-Jul-20**

Distance **0.96km**



16 Trafford Drive Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$632,000** Sold Date **24-Jul-20**

Distance **1.32km**



36 Lumbrook Parade Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$680,000** Sold Date **09-Jul-20**

Distance **1.17km**



29 Gascoyne Way Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$530,000** ^{UN} Sold Date **20-Aug-20**

Distance **0.98km**



30 Westonbury Drive Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$540,000** Sold Date **06-Aug-20**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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**138 Bolivar Esplanade Truganina
VIC 3029**

4 2 1

Sold Price

^{RS} **\$625,000** Sold Date **28-Jul-20**

Distance **1.31km**



**26 Ramsgate Crescent Truganina
VIC 3029**

4 2 2

Sold Price

^{RS} **\$658,000** Sold Date **24-Jul-20**

Distance **1.5km**

RS = Recent sale

UN = Undisclosed Sale

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