

## 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

28 Teacher Crescent Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$335,000

Property type

Land

Suburb

Truganina

Period-from

01 Jun 2020

to

31 May 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 36 Capricorn Road Truganina VIC 3029     | \$370,000 | 15-Apr-21 |
| 18 Sagittarius Avenue Truganina VIC 3029 | \$345,000 | 27-Jan-21 |
| 35 Scorpio Crescent Truganina VIC 3029   | \$365,000 | 13-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: 21 June 2021



**36 Capricorn Road Truganina VIC 3029**

Sold Price

<sup>RS</sup> **\$370,000**

Sold Date

**15-Apr-21**

 -  -  -

Distance

**2.04km**



**18 Sagittarius Avenue Truganina VIC 3029**

Sold Price

**\$345,000**

Sold Date

**27-Jan-21**

 4  2  -

Distance

**2.28km**



**35 Scorpio Crescent Truganina VIC 3029**

Sold Price

<sup>RS</sup> **\$365,000**

Sold Date

**13-May-21**

 -  -  -

Distance

**2.44km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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