

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

11 STARFLOWER WAY 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

\$700,000

&

\$730,000

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

64 JAMES COOK DRIVE TRUGANINA VIC 3029	\$720,000	28-May-22
22 BOTANICAL DRIVE TRUGANINA VIC 3029	\$716,500	21-Mar-22
3 COMPTON STREET TRUGANINA VIC 3029	\$740,000	20-Sep-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: 31 August 2022


**64 JAMES COOK DRIVE
TRUGANINA VIC 3029**
 4  2  2

Sold Price

\$720,000

Sold Date

28-May-22

Distance

0.65km

**22 BOTANICAL DRIVE TRUGANINA
VIC 3029**
 4  2  2

Sold Price

\$716,500

Sold Date

21-Mar-22

Distance

0.35km

**3 COMPTON STREET TRUGANINA
VIC 3029**
 4  2  2

Sold Price

\$740,000

Sold Date

20-Sep-21

Distance

1.18km
RS = Recent sale

UN = Undisclosed Sale

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