

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

13/438 MORRIS ROAD 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 2023

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

7/438 MORRIS ROAD TRUGANINA VIC 3029

\$420,000

15-Dec-22

2/31A TORITTA WAY TRUGANINA VIC 3029

\$465,000

06-Jan-23

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: 09 February 2023



**7/438 MORRIS ROAD TRUGANINA
VIC 3029**

Sold Price

\$420,000

Sold Date

15-Dec-22

 3  2  1

Distance

0.04km



**2/31A TORITTA WAY TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$465,000** ^{UN}

Sold Date

06-Jan-23

 3  2  -

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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