

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

2/19 VANDERBILT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2021

to

30 Sep 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

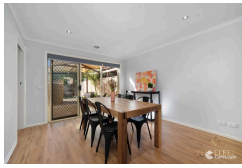
Date of sale

2/18 VANDERBILT AVENUE TRUGANINA VIC 3029	\$536,000	10-Oct-22
2/11 STABLE DRIVE TRUGANINA VIC 3029	\$520,000	09-Aug-22
15 VILNIUS WAY TRUGANINA VIC 3029	\$540,000	12-Sep-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: 19 October 2022



**2/18 VANDERBILT AVENUE
TRUGANINA VIC 3029**

 3  2  1

Sold Price

^{RS}

\$536,000

Sold Date

10-Oct-22

Distance

0.06km



**2/11 STABLE DRIVE TRUGANINA
VIC 3029**

 3  2  1

Sold Price

^{RS}

\$520,000

Sold Date

09-Aug-22

Distance

0.53km



**15 VILNIUS WAY TRUGANINA VIC
3029**

 3  2  1

Sold Price

\$540,000

Sold Date

12-Sep-22

Distance

0.41km

RS = Recent sale

UN = Undisclosed Sale

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