

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

23B Fetlock Drive 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,900

Property type

House

Suburb

Truganina

Period-from

01 Dec 2020

to

30 Nov 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

11B Tawny Court Truganina VIC 3029	\$500,000	16-Aug-21
3B Tawny Court Truganina VIC 3029	\$488,000	07-Oct-21
1/11 Swinburne Court Truganina VIC 3029	\$480,000	06-Nov-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.~~

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11B Tawny Court Truganina VIC 3029

3 2 1

Sold Price

^{RS} \$500,000

Sold Date

16-Aug-21

Distance

0.14km



3B Tawny Court Truganina VIC 3029

3 2 1

Sold Price

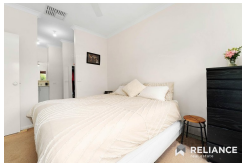
\$488,000

Sold Date

07-Oct-21

Distance

0.14km



1/11 Swinburne Court Truganina VIC 3029

3 2 1

Sold Price

^{RS} \$480,000

Sold Date

06-Nov-21

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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