

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

1/5 Yale Court 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

\$415,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Truganina

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/16 Bridlepath Drive Truganina VIC 3029	\$427,000	12-Aug-19
9 Lazor Street Truganina VIC 3029	\$440,000	14-Jun-19
1/7 Harness Court Truganina VIC 3029	\$440,000	02-Aug-19

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: 07 November 2019



2/16 Bridlepath Drive Truganina VIC 3029 Sold Price **\$427,000** Sold Date **12-Aug-19**

 3  2  1

Distance **0.81km**



9 Lazor Street Truganina VIC 3029 Sold Price **\$440,000** Sold Date **14-Jun-19**

 3  2  1

Distance **0.86km**



1/7 Harness Court Truganina VIC 3029 Sold Price Sold Date **02-Aug-19**

 3  2  1

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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