

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

6 CHARTWELL 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

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

17 FORTUNE STREET TRUGANINA VIC 3029	\$720,000	17-Oct-22
10 LINDHOLME WAY WILLIAMS LANDING VIC 3027	\$670,000	23-Aug-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: 25 October 2022



**17 FORTUNE STREET TRUGANINA
VIC 3029**

 4  2  2

Sold Price

^{RS} **\$720,000**

Sold Date

17-Oct-22

Distance

1.33km



**10 LINDHOLME WAY WILLIAMS
LANDING VIC 3027**

 3  2  2

Sold Price

^{RS} **\$670,000**

Sold Date

23-Aug-22

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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