

## 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

7 MAYFIELD AVENUE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$685,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Truganina

Period-from

01 Aug 2021

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 VILNIUS WAY TRUGANINA VIC 3029       | \$700,000 | 19-Feb-22 |
| 54 VANDERBILT AVENUE TRUGANINA VIC 3029 | \$710,000 | 09-Mar-22 |
| 35 LAMBOURNE AVENUE TRUGANINA VIC 3029  | \$730,000 | 26-May-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: 17 August 2022



**11 VILNIUS WAY TRUGANINA VIC 3029**

Sold Price

**\$700,000**

Sold Date

**19-Feb-22**

 4

 2

 2

Distance

**0.45km**



**54 VANDERBILT AVENUE TRUGANINA VIC 3029**

Sold Price

**\$710,000**

Sold Date

**09-Mar-22**

 4

 2

 2

Distance

**0.48km**



**35 LAMBOURNE AVENUE TRUGANINA VIC 3029**

Sold Price

**\$730,000**

Sold Date

**26-May-22**

 3

 2

 2

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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