

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

1/4 HORSESHOE CIRCUIT 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

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/48 WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	16-Dec-22
1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$515,000	09-Aug-22
2/19 VANDERBILT AVENUE TRUGANINA VIC 3029	\$520,000	25-Oct-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: 09 February 2023


**2/48 WESTMEADOWS LANE
TRUGANINA VIC 3029**

 3
  2
  1

Sold Price

^{RS}
\$530,000

Sold Date

16-Dec-22

Distance

0.08km

**1/25 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**

 3
  2
  1

Sold Price

\$515,000

Sold Date

09-Aug-22

Distance

0.11km

**2/19 VANDERBILT AVENUE
TRUGANINA VIC 3029**

 3
  2
  1

Sold Price

\$520,000

Sold Date

25-Oct-22

Distance

0.51km
RS = Recent sale

UN = Undisclosed Sale

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