

## 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

19 Kalimna Way 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,944

Property type

House

Suburb

Truganina

Period-from

01 May 2020

to

30 Apr 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

8 Wando Close Truganina VIC 3029	\$478,000	10-Mar-21
21 Dominion Terrace Truganina VIC 3029	\$450,000	27-Mar-21
2/43 Horseshoe Circuit Truganina VIC 3029	\$460,000	23-Apr-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.~~

This Statement of Information was prepared on: 03 May 2021



**8 Wando Close Truganina VIC 3029** Sold Price **\$478,000** Sold Date **10-Mar-21**

3 2 1

Distance **0.42km**



**21 Dominion Terrace Truganina VIC 3029** Sold Price **\$450,000** Sold Date **27-Mar-21**

3 2 1

Distance **0.77km**



**2/43 Horseshoe Circuit Truganina VIC 3029** Sold Price <sup>RS</sup> **\$460,000** Sold Date **23-Apr-21**

3 2 1

Distance **1.08km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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