

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

18 Yates 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

\$490,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Truganina

Period-from

01 Oct 2019

to

30 Sep 2020

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

| | | |
|---|-----------|-----------|
| 10 Omaroo Street Truganina VIC 3029 | \$486,000 | 20-Jul-20 |
| 25 Sissinghurst Street Truganina VIC 3029 | \$505,000 | 30-Dec-19 |
| 13 Mendoza Street Truganina VIC 3029 | \$490,000 | 22-Jun-20 |

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: 13 October 2020



10 Omaroo Street Truganina VIC 3029

3 2 1

Sold Price

\$486,000

Sold Date

20-Jul-20

Distance

1.36km



25 Sissinghurst Street Truganina VIC 3029

3 2 2

Sold Price

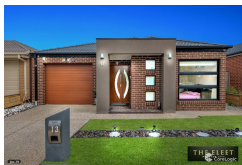
\$505,000

Sold Date

30-Dec-19

Distance

1.36km



13 Mendoza Street Truganina VIC 3029

3 2 1

Sold Price

\$490,000

Sold Date

22-Jun-20

Distance

1.43km



84 Marquands Road Truganina VIC 3029

3 2 1

Sold Price

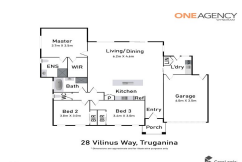
\$510,000

Sold Date

24-Mar-20

Distance

1.45km



28 Vilnius Way Truganina VIC 3029

3 2 1

Sold Price

\$490,000

Sold Date

14-Jul-20

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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