

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 OXBOW WALK 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Jan 2022

to

31 Dec 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

3 NARADA ROAD TRUGANINA VIC 3029	\$505,000	05-Dec-22
1B CANARY CLOSE TRUGANINA VIC 3029	\$490,000	20-Oct-22
1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$515,000	09-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: 24 January 2023



3 NARADA ROAD TRUGANINA VIC 3029

 3  2  2

Sold Price

\$505,000

Sold Date **05-Dec-22**

Distance **0.6km**



1B CANARY CLOSE TRUGANINA VIC 3029

 3  2  1

Sold Price

\$490,000

Sold Date **20-Oct-22**

Distance **0.92km**



1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029

 3  2  1

Sold Price

\$515,000

Sold Date **09-Aug-22**

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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