

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

15 Thorngrove Street 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

\$579,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

12 Dewpond Drive Truganina VIC 3029	\$580,000	12-Jul-20
117 Swampen Drive Williams Landing VIC 3027	\$570,000	18-Jul-20
17 Gascoyne Way Truganina VIC 3029	\$580,000	29-Jul-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: 02 October 2020



12 Dewpond Drive Truganina VIC 3029

4 2 2

Sold Price

\$580,000

Sold Date

12-Jul-20

Distance

0.24km



117 Swampen Drive Williams Landing VIC 3027

4 2 2

Sold Price

\$570,000

Sold Date

18-Jul-20

Distance

1.46km



17 Gascoyne Way Truganina VIC 3029

4 2 2

Sold Price

^{RS} **\$580,000**

Sold Date

29-Jul-20

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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