

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

24/1 CLEARWATER RISE PARADE 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

\$389,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2021

to

30 Sep 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

14/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$385,500	03-Sep-22
26/1 CLEARWATER RISE PARADE TRUGANINA VIC 3029	\$385,000	12-Mar-22
10/5 THOMAS CARR DRIVE TARNEIT VIC 3029	\$389,000	06-May-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: 28 October 2022

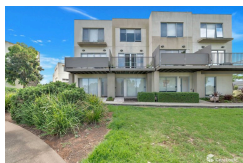


14/5 THOMAS CARR DRIVE TARNEIT VIC 3029

2 1 1

Sold Price ^{RS} **\$385,500** ^{UN} Sold Date **03-Sep-22**

Distance **1.18km**



26/1 CLEARWATER RISE PARADE TRUGANINA VIC 3029

2 1 1

Sold Price **\$385,000** Sold Date **12-Mar-22**

Distance **0.01km**



10/5 THOMAS CARR DRIVE TARNEIT VIC 3029

2 1 1

Sold Price **\$389,000** Sold Date **06-May-22**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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