

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

19 WOOLSHED DRIVE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,375

Property type

House

Suburb

Truganina

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

13 PORTLAND AVENUE TRUGANINA VIC 3029	\$595,000	27-May-21
5 MAPLEWOOD CIRCUIT TRUGANINA VIC 3029	\$600,000	11-May-21
9 HAYSTACK DRIVE TRUGANINA VIC 3029	\$660,000	04-May-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 September 2021

harshal jani
M 0449951010
E harshal.jani@vicprop.com.au



**13 PORTLAND AVENUE
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$595,000** Sold Date **27-May-21**

Distance **0.2km**



**5 MAPLEWOOD CIRCUIT
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$600,000** Sold Date **11-May-21**

Distance **0.4km**



**9 HAYSTACK DRIVE TRUGANINA
VIC 3029**

4 2 2

Sold Price **\$660,000** Sold Date **04-May-21**

Distance **0.3km**

RS = Recent sale UN = Undisclosed Sale

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