

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

12 Merville 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

\$850,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2021

to

31 Dec 2021

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

5 Latitude Promenade Truganina VIC 3029	\$860,000	04-Oct-21
8 Larnook Crescent Truganina VIC 3029	\$866,500	14-Nov-21
84 Monet Drive Truganina VIC 3029	\$938,000	27-Oct-21

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: 27 January 2022



5 Latitude Promenade Truganina VIC 3029

 4
  2
  2

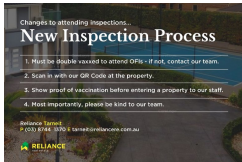
Sold Price

^{RS} **\$860,000**

Sold Date

04-Oct-21

Distance

1.83km


8 Larnook Crescent Truganina VIC 3029

 4
  2
  2

Sold Price

\$866,500

Sold Date

14-Nov-21

Distance

2.96km


84 Monet Drive Truganina VIC 3029

 4
  2
  2

Sold Price

\$938,000

Sold Date

27-Oct-21

Distance

3.86km
RS = Recent sale

UN = Undisclosed Sale

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