

## 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

1 HARROW PLACE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$629,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2021

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 13 BARMERA WAY TRUGANINA VIC 3029     | \$651,000 | 28-Mar-22 |
| 30 RONALD ROAD TRUGANINA VIC 3029     | \$640,000 | 12-Dec-21 |
| 164 MARQUANDS ROAD TRUGANINA VIC 3029 | \$672,000 | 27-Apr-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: 01 June 2022



**13 BARMERA WAY TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

**\$651,000**

Sold Date

**28-Mar-22**

Distance

**0.24km**



**30 RONALD ROAD TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

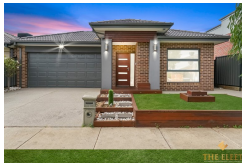
**\$640,000**

Sold Date

**12-Dec-21**

Distance

**0.79km**



**164 MARQUANDS ROAD  
TRUGANINA VIC 3029**

 3  2  2

Sold Price

<sup>RS</sup> **\$672,000**

Sold Date

**27-Apr-22**

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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