

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

1/1 HARNESS COURT 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

\$529,000

&

\$559,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Apr 2022

to

31 Mar 2023

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

2/48 WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	16-Dec-22
2 WESTMEADOWS LANE TRUGANINA VIC 3029	\$550,500	24-Oct-22
4A SWINBURNE COURT TRUGANINA VIC 3029	\$540,000	30-Oct-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: 21 April 2023



**2/48 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price

^{RS}

\$530,000

Sold Date

16-Dec-22

Distance

0.49km



**2 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price

^{RS}

\$550,500

Sold Date

24-Oct-22

Distance

0.83km



**4A SWINBURNE COURT
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$540,000

Sold Date

30-Oct-22

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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