

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

7 CUTHBERT 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

\$560,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2022

to

31 Dec 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

9 SUSSEX COURT TARNEIT VIC 3029	\$590,000	18-Aug-22
10A CHEVIOT DRIVE TRUGANINA VIC 3029	\$575,000	23-Nov-22
76 PARKVISTA DRIVE TRUGANINA VIC 3029	\$560,000	15-Aug-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: 10 January 2023



9 SUSSEX COURT TARNEIT VIC 3029

3 2 1

Sold Price **\$590,000** Sold Date **18-Aug-22**

Distance **0.85km**



10A CHEVIOT DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **\$575,000** Sold Date **23-Nov-22**

Distance **1.05km**



76 PARKVISTA DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **\$560,000** Sold Date **15-Aug-22**

Distance **1.14km**

RS = Recent sale **UN** = Undisclosed Sale

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