

## 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

1/8 CASABLANCA COURT 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$433,500

Property type

Unit

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 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

2/9 CORNELL ROAD TRUGANINA VIC 3029	\$490,000	20-Dec-21
2/12 HARNESS COURT TRUGANINA VIC 3029	\$490,000	17-Nov-21
1/43 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$495,000	15-Feb-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: 05 May 2022


**2/9 CORNELL ROAD TRUGANINA  
VIC 3029**
 3  2  1

Sold Price

**\$490,000**

Sold Date

**20-Dec-21**

Distance

**0.88km**

**2/12 HARNESS COURT TRUGANINA  
VIC 3029**
 3  2  1

Sold Price

Sold Date

**17-Nov-21**

Distance

**0.37km**

**1/43 HORSESHOE CIRCUIT  
TRUGANINA VIC 3029**
 3  2  1

Sold Price

**\$495,000**

Sold Date

**15-Feb-22**

Distance

**0.54km**

RS = Recent sale

UN = Undisclosed Sale

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