

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

8 ALTAMOUNT DRIVE 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 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

6 LAVELLE WAY TRUGANINA VIC 3029	\$700,000	06-Dec-22
24 DISTINCTION CRESCENT TRUGANINA VIC 3029	\$705,000	28-Oct-22
13 WAYLAND ROAD TRUGANINA VIC 3029	\$688,000	27-Sep-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: 08 March 2023



6 LAVELLE WAY TRUGANINA VIC 3029

Sold Price

\$700,000

Sold Date **06-Dec-22**

 4  2  2

Distance **0.18km**



24 DISTINCTION CRESCENT TRUGANINA VIC 3029

Sold Price

\$705,000

Sold Date **28-Oct-22**

 4  2  2

Distance **1km**



13 WAYLAND ROAD TRUGANINA VIC 3029

Sold Price

\$688,000

Sold Date **27-Sep-22**

 4  2  2

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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