

## 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

1/78 Westmeadows Lane 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

\$440,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/6 Bowerbird Place Truganina VIC 3029	\$450,000	04-Feb-20
9 Lazor Street Truganina VIC 3029	\$440,000	14-Jun-19
1/7 Harness Court Truganina VIC 3029	\$440,000	02-Aug-19

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 October 2020



**2/6 Bowerbird Place Truganina VIC 3029** Sold Price **\$450,000** Sold Date **04-Feb-20**

 3  2  1

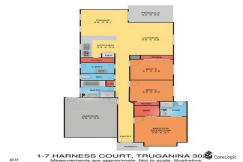
Distance **0.34km**



**9 Lazor Street Truganina VIC 3029** Sold Price **\$440,000** Sold Date **14-Jun-19**

 3  2  1

Distance **0.44km**



**1/7 Harness Court Truganina VIC 3029** Sold Price

Sold Date **02-Aug-19**

 3  2  1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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