

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

14 Corymbia 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

\$655,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2020

to

30 Jun 2021

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

1 Corymbia Court Truganina VIC 3029	\$870,000	10-May-21
30 Botanical Drive Truganina VIC 3029	\$650,000	11-Dec-20
19 Horseshoe Circuit Truganina VIC 3029	\$740,000	21-Jan-21

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: 14 July 2021



1 Corymbia Court Truganina VIC 3029

4 2 2

Sold Price

RS

\$870,000

Sold Date

10-May-21

Distance

0.1km



30 Botanical Drive Truganina VIC 3029

4 2 2

Sold Price

\$650,000

Sold Date

11-Dec-20

Distance

0.26km



19 Horseshoe Circuit Truganina VIC 3029

4 2 2

Sold Price

\$740,000

Sold Date

21-Jan-21

Distance

0.35km



10 Montvale Road Truganina VIC 3029

4 2 2

Sold Price

\$885,000

Sold Date

25-Jan-21

Distance

0.46km



67 Marquands Road Truganina VIC 3029

4 2 2

Sold Price

\$657,000

Sold Date

29-Mar-21

Distance

0.54km



3 Spoonbill Close Williams Landing VIC 3027

4 2 2

Sold Price

\$682,500

Sold Date

29-Apr-20

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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