

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 12 Comet Avenue, Truganina, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$590,000 & \$640,000

Median sale price

Median price \$599,950 Property Type House Suburb Truganina (3029)
Period - From 01/01/2021 to 31/12/2021 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
268A SAYERS ROAD, TRUGANINA VIC 3029	\$627,000	08/09/2021
38 MARQUANDS ROAD, TRUGANINA VIC 3029	\$615,000	01/11/2021
30 LANDSCAPE DRIVE, TRUGANINA VIC 3029	\$610,000	07/01/2022

This Statement of Information was prepared on: 10/01/2022