

## 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 RED ROBIN ROAD 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

\$490,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2021

to

31 May 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 2/3 BOWERBIRD PLACE TRUGANINA VIC 3029    | \$520,000 | 16-May-22 |
| 2/45 VANDERBILT AVENUE TRUGANINA VIC 3029 | \$490,000 | 31-Mar-22 |
| 13 BOSWELL PLACE TRUGANINA VIC 3029       | \$520,000 | 09-Dec-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: 09 June 2022



**2/3 BOWERBIRD PLACE  
TRUGANINA VIC 3029**

 4  2  1

Sold Price <sup>RS</sup> **\$520,000** Sold Date **16-May-22**

Distance **0.35km**



**2/45 VANDERBILT AVENUE  
TRUGANINA VIC 3029**

 3  2  1

Sold Price **\$490,000** Sold Date **31-Mar-22**

Distance **0.44km**



**13 BOSWELL PLACE TRUGANINA  
VIC 3029**

 3  2  1

Sold Price **\$520,000** Sold Date **09-Dec-21**

Distance **2.01km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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