

## 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

22 Lucerne Drive 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

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$345,200

Property type

Land

Suburb

Truganina

Period-from

01 Jun 2019

to

31 May 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

8 Horsetail Avenue Truganina VIC 3029	\$610,000	02-Aug-19
126 Everton Road Truganina VIC 3029	\$631,000	20-Feb-20
23 Brodrick Way Truganina VIC 3029	\$630,000	13-Feb-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 June 2020



**8 Horsetail Avenue Truganina VIC 3029**

 4  2  2

Sold Price

**\$610,000**

Sold Date **02-Aug-19**

Distance **0.27km**



**126 Everton Road Truganina VIC 3029**

 4  2  2

Sold Price

**\$631,000**

Sold Date **20-Feb-20**

Distance **0.29km**



**23 Brodrick Way Truganina VIC 3029**

 4  2  2

Sold Price

**\$630,000**

Sold Date **13-Feb-19**

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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