

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

1/16 Bridlepath Drive 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

\$459,000

&

\$485,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Truganina

Period-from

01 May 2020

to

30 Apr 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

2/6 Bowerbird Place Truganina VIC 3029	\$450,000	04-Feb-20
3 Holly Green Circuit Truganina VIC 3029	\$465,000	02-Nov-20
1/46 Westmeadows Lane Truganina VIC 3029	\$475,000	03-May-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.~~

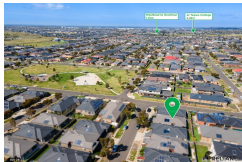
This Statement of Information was prepared on: 14 May 2021



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

 4  2  1

Distance **0.24km**



3 Holly Green Circuit Truganina VIC 3029 Sold Price **\$465,000** Sold Date **02-Nov-20**

 3  2  2

Distance **0.25km**



1/46 Westmeadows Lane Truganina VIC 3029 Sold Price ^{RS} **\$475,000** Sold Date **03-May-21**

 3  2  1

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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