

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

2/5 VILNIUS WAY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$433,500

Property type

Unit

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 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

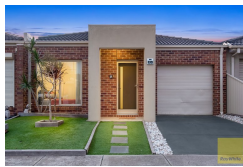
Date of sale

1/3 STARFLOWER WAY TRUGANINA VIC 3029	\$507,000	19-Mar-22
1/6 BEGG AVENUE TRUGANINA VIC 3029	\$532,000	11-Feb-22
1/43 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$495,000	15-Feb-22

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: 11 May 2022



**1/3 STARFLOWER WAY
TRUGANINA VIC 3029**

 3  2  1

Sold Price

^{RS}

\$507,000

Sold Date

19-Mar-22

Distance

0.3km



**1/6 BEGG AVENUE TRUGANINA
VIC 3029**

 3  2  1

Sold Price

\$532,000

Sold Date

11-Feb-22

Distance

0.5km



**1/43 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**

 3  2  1

Sold Price

\$495,000

Sold Date

15-Feb-22

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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