

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

8 Chaucer Crescent 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

\$595,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2020

to

31 May 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

7 Lumiere Boulevard Truganina VIC 3029	\$601,000	28-Feb-21
1 Lavelle Way Truganina VIC 3029	\$590,000	02-Feb-21
40 Brigalow Drive Truganina VIC 3029	\$610,000	27-Apr-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: 11 June 2021



7 Lumiere Boulevard Truganina VIC 3029 Sold Price **\$601,000** Sold Date **28-Feb-21**

 3  2  2

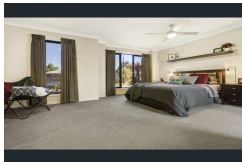
Distance **0.11km**



1 Lavelle Way Truganina VIC 3029 Sold Price **\$590,000** Sold Date **02-Feb-21**

 4  2  2

Distance **0.19km**



40 Brigalow Drive Truganina VIC 3029 Sold Price ^{RS} **\$610,000** Sold Date **27-Apr-21**

 3  2  2

Distance **0.31km**

RS = Recent sale **UN** = Undisclosed Sale

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