

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

1/35 MEMPHIS 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

\$510,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

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

1/3 STARFLOWER WAY TRUGANINA VIC 3029	\$507,000	16-Mar-22
2/5 VILNIUS WAY TRUGANINA VIC 3029	\$512,000	06-Jun-22
2/3 BOWERBIRD PLACE TRUGANINA VIC 3029	\$520,000	16-May-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: 24 June 2022



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

 3  2  1

Sold Price **\$507,000** Sold Date **16-Mar-22**

Distance **0.53km**



**2/5 VILNIUS WAY TRUGANINA VIC
3029**

 3  2  1

Sold Price ^{RS} **\$512,000** ^{UN} Sold Date **06-Jun-22**

Distance **0.54km**



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

 4  2  1

Sold Price ^{RS} **\$520,000** Sold Date **16-May-22**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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