

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

5 WILMA COURT 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

\$720,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Truganina

Period-from

01 Apr 2021

to

31 Mar 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

5 ROSEBERRY MEWS TRUGANINA VIC 3029	\$840,000	06-Dec-21
30 VICTORIA STREET TRUGANINA VIC 3029	\$765,000	17-Jan-22
14 BARCHESTER AVENUE TRUGANINA VIC 3029	\$745,000	04-Apr-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: 06 April 2022



**5 ROSEBERRY MEWS TRUGANINA
VIC 3029**

Sold Price

\$840,000

Sold Date

06-Dec-21



4



2



2

Distance

0.76km



**30 VICTORIA STREET TRUGANINA
VIC 3029**

Sold Price

\$765,000

Sold Date

17-Jan-22



4



2



2

Distance

0.38km



**14 BARCHESTER AVENUE
TRUGANINA VIC 3029**

Sold Price

^{RS} **\$745,000**

Sold Date

04-Apr-22



4



2



2

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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