

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

7 PYMBLE TERRACE 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

\$725,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2021

to

30 Jun 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

8 CHARTWELL AVENUE TRUGANINA VIC 3029	\$749,999	11-Dec-21
74 EVERHOLME DRIVE TRUGANINA VIC 3029	\$733,000	13-Feb-21
90 EVERHOLME DRIVE TRUGANINA VIC 3029	\$730,000	24-Aug-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: 12 July 2022



8 CHARTWELL AVENUE TRUGANINA VIC 3029

 4  2  2

Sold Price **\$749,999** Sold Date **11-Dec-21**

Distance **0.24km**



74 EVERHOLME DRIVE TRUGANINA VIC 3029

 4  3  2

Sold Price **\$733,000** Sold Date **13-Feb-21**

Distance **0.2km**



90 EVERHOLME DRIVE TRUGANINA VIC 3029

 5  2  2

Sold Price **\$730,000** Sold Date **24-Aug-21**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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