

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 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2019

to

31 Oct 2020

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 Pymble Terrace Truganina VIC 3029	\$458,000	05-Nov-20
9 Crossdale Avenue Truganina VIC 3029	\$450,000	28-May-20
60 Everholme Drive Truganina VIC 3029	\$460,000	16-Jun-20

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 November 2020



8 Pymble Terrace Truganina VIC 3029

3 2 1

Sold Price

^{RS} **\$458,000** Sold Date **05-Nov-20**

Distance **0.06km**



9 Crossdale Avenue Truganina VIC 3029

3 2 1

Sold Price

\$450,000 Sold Date **28-May-20**

Distance **0.15km**



60 Everholme Drive Truganina VIC 3029

3 2 1

Sold Price

\$460,000 Sold Date **16-Jun-20**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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