

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

2/24 HARROW PLACE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/30 HARROW PLACE TRUGANINA VIC 3029	\$480,000	22-Apr-22
1/19 SWINBURNE COURT TRUGANINA VIC 3029	\$475,000	11-Oct-21
1/11 SWINBURNE COURT TRUGANINA VIC 3029	\$480,000	06-Nov-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: 20 March 2023



1/30 HARROW PLACE TRUGANINA VIC 3029 Sold Price **\$480,000** Sold Date **22-Apr-22**

3 2 1

Distance **0.05km**



1/19 SWINBURNE COURT TRUGANINA VIC 3029 Sold Price **\$475,000** Sold Date **11-Oct-21**

3 2 1

Distance **0.12km**



1/11 SWINBURNE COURT TRUGANINA VIC 3029 Sold Price **\$480,000** Sold Date **06-Nov-21**

3 2 1

Distance **0.16km**

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

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