

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 Brodrick Way 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

\$850,000

&

\$899,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2021

to

31 Dec 2021

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 Latitude Promenade Truganina VIC 3029	\$860,000	04-Oct-21
14 Litoria Drive Truganina VIC 3029	\$910,000	22-Apr-21
20 Pendulum Street Truganina VIC 3029	\$833,000	05-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.~~

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5 Latitude Promenade Truganina VIC 3029

Sold Price

^{RS} **\$860,000**

Sold Date

04-Oct-21

4 2 2

Distance

1.93km



14 Litoria Drive Truganina VIC 3029

Sold Price

\$910,000

Sold Date

22-Apr-21

4 2 2

Distance

2.39km



20 Pendulum Street Truganina VIC 3029

Sold Price

\$833,000

Sold Date

05-Nov-21

4 2 2

Distance

1.54km

RS = Recent sale

UN = Undisclosed Sale

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