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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prop	erty type	House		Suburb	Truganina
Period-from	01 Jan 2021	to	31 Dec 2	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.

This Statement of Information was prepared on: 26 January 2022





Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au

5 Latitude Promenade Truganina VIC 3029

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Sold Price

RS \$860,000 Sold Date 04-Oct-21

Distance

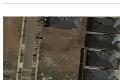
1.93km



14 Litoria Drive Truganina VIC 3029 Sold Price

\$910,000 Sold Date **22-Apr-21**

Distance 2.39km



20 Pendulum Street Truganina VIC Sold Price

\$833,000 Sold Date 05-Nov-21

Distance

1.54km

3029

₾ 2

₽ 2

RS = Recent sale

UN = Undisclosed Sale

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