

## 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

12 NEVIS PLACE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 36 BRAMFORD CRESCENT TRUGANINA VIC 3029 | \$715,000 | 31-Oct-22 |
| 28 CALLANISH STREET TRUGANINA VIC 3029  | \$725,000 | 23-Jun-22 |
| 12 CALLANISH STREET TRUGANINA VIC 3029  | \$710,000 | 01-Aug-22 |

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: 04 February 2023

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**36 BRAMFORD CRESCENT  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$715,000** Sold Date **31-Oct-22**

Distance **0.08km**



**28 CALLANISH STREET  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$725,000** Sold Date **23-Jun-22**

Distance **0.11km**



**12 CALLANISH STREET  
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$710,000** Sold Date **01-Aug-22**

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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