

## 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

123 Westmeadows Lane Truganina VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$346,000

Property type

Land

Suburb

Truganina

Period-from

01 Nov 2018

to

31 Oct 2019

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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 113 Westmeadows Lane Truganina VIC 3029 | \$597,000 | 14-Oct-19 |
| 3 Guthrie Way Truganina VIC 3029        | \$570,000 | 20-Jul-19 |
| 117 Westmeadows Lane Truganina VIC 3029 | \$538,000 | 20-Mar-19 |

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 November 2019



**113 Westmeadows Lane Truganina VIC 3029**

Sold Price

**\$597,000**

Sold Date

**14-Oct-19**

 4  2  2

Distance

**0.08km**



**3 Guthrie Way Truganina VIC 3029**

Sold Price

**\$570,000**

Sold Date

**20-Jul-19**

 3  2  2

Distance

**0.07km**



**117 Westmeadows Lane Truganina VIC 3029**

Sold Price

**\$538,000**

Sold Date

**20-Mar-19**

 4  2  2

Distance

**0.05km**

RS = Recent sale

UN = Undisclosed Sale

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