

## 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

10A Tawny Court 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

\$425,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/31 Memphis Drive Truganina VIC 3029	\$410,000	03-Mar-20
2/74 Westmeadows Lane Truganina VIC 3029	\$412,000	11-Dec-19
1/31 Memphis Drive Truganina VIC 3029	\$413,525	30-Jan-20

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: 18 March 2020



**2/31 Memphis Drive Truganina VIC 3029**

3 2 1

Sold Price

RS

**\$410,000**

Sold Date **03-Mar-20**

Distance **0.59km**



**2/74 Westmeadows Lane Truganina VIC 3029**

3 2 1

Sold Price

**\$412,000**

Sold Date **11-Dec-19**

Distance **0.46km**



**1/31 Memphis Drive Truganina VIC 3029**

3 2 1

Sold Price

RS

**\$413,525**

Sold Date **30-Jan-20**

Distance **0.6km**



**2/17 Craig Close Truganina VIC 3029**

3 2 1

Sold Price

**\$435,000**

Sold Date **25-Oct-19**

Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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