

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

2/35 MEMPHIS DRIVE 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 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

1/4 STARFLOWER WAY TRUGANINA VIC 3029	\$490,000	20-Feb-23
2/48 WESTMEADOWS LANE TRUGANINA VIC 3029	\$530,000	16-Dec-22
1/6 VANDERBILT AVENUE TRUGANINA VIC 3029	\$450,000	09-Dec-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: 27 March 2023



**1/4 STARFLOWER WAY
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$490,000** Sold Date **20-Feb-23**

Distance **0.5km**



**2/48 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price ^{RS} **\$530,000** Sold Date **16-Dec-22**

Distance **0.39km**



**1/6 VANDERBILT AVENUE
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$450,000** Sold Date **09-Dec-22**

Distance **0.49km**

RS = Recent sale **UN** = Undisclosed Sale

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