

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

10 Peony Street 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

\$340,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2019

to

31 Aug 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

12 Metroon Street Truganina VIC 3029	\$365,000	12-Nov-19
9 Metroon Street Truganina VIC 3029	\$330,000	16-Sep-19
22 Surya Street Truganina VIC 3029	\$365,000	26-Oct-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.~~

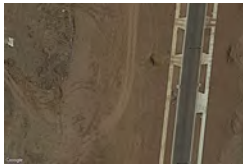
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12 Metroon Street Truganina VIC 3029

Sold Price

\$365,000

Sold Date

12-Nov-19

- - -

Distance

0.05km



9 Metroon Street Truganina VIC 3029

Sold Price

\$330,000

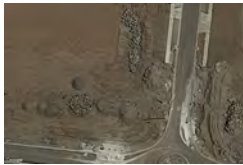
Sold Date

16-Sep-19

4 2 -

Distance

0.05km



22 Surya Street Truganina VIC 3029

Sold Price

\$365,000

Sold Date

26-Oct-19

- - -

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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