

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

6/438 Morris Road 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

\$365,000

&

\$379,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

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

2/13 McDougall Place Truganina VIC 3029	\$405,000	23-Sep-19
2/74 Westmeadows Lane Truganina VIC 3029	\$412,000	11-Dec-19
1/43 Vanderbilt Avenue Truganina VIC 3029	\$400,000	09-Dec-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: 12 March 2020



**2/13 McDougall Place Truganina
VIC 3029**

 3  2  1

Sold Price **\$405,000** Sold Date **23-Sep-19**

Distance **0.81km**

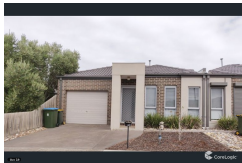


**2/74 Westmeadows Lane
Truganina VIC 3029**

 3  2  1

Sold Price **\$412,000** Sold Date **11-Dec-19**

Distance **1.07km**



**1/43 Vanderbilt Avenue Truganina
VIC 3029**

 3  2  1

Sold Price **\$400,000** Sold Date **09-Dec-19**

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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