

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

1 Birchmore Circuit 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2021

to

28 Feb 2022

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

3 Scotsdale Road Truganina VIC 3029	\$500,500	14-Dec-21
4 Monet Drive Truganina VIC 3029	\$515,000	07-Dec-21
45 Sissinghurst Street Truganina VIC 3029	\$500,000	11-Oct-21

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: 03 March 2022



3 Scotsdale Road Truganina VIC 3029

Sold Price

^{RS}

\$500,500

Sold Date

14-Dec-21

3

2

1

Distance

0.22km



4 Monet Drive Truganina VIC 3029

Sold Price

\$515,000

Sold Date

07-Dec-21

3

2

1

Distance

0.04km



45 Sissinghurst Street Truganina VIC 3029

Sold Price

\$500,000

Sold Date

11-Oct-21

3

2

1

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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