

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

1/2 Rockgarden 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

\$329,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$415,000

Property type

Unit

Suburb

Truganina

Period-from

01 May 2019

to

30 Apr 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

103/2 Rockgarden Drive Truganina VIC 3029	\$320,000	27-Oct-18
107/2 Rockgarden Drive Truganina VIC 3029	\$332,000	30-Jan-20
14/1 Clearwater Rise Parade Truganina VIC 3029	\$330,000	05-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: 28 May 2020



103/2 Rockgarden Drive Truganina VIC 3029

Sold Price

\$320,000

Sold Date

27-Oct-18

2

1

1

Distance

-



107/2 Rockgarden Drive Truganina VIC 3029

Sold Price

\$332,000

Sold Date

30-Jan-20

2

1

1

Distance

0.09km



14/1 Clearwater Rise Parade Truganina VIC 3029

Sold Price

\$330,000

Sold Date

05-Dec-19

2

1

1

Distance

2.28km

RS = Recent sale

UN = Undisclosed Sale

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