

## 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 Fetlock Drive Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$590,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2020

to

31 Aug 2021

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 Bloomfield Place Truganina VIC 3029	\$650,000	16-Apr-21
36 Hornsby Crescent Truganina VIC 3029	\$627,000	07-Apr-21
9 Waddywood Court Truganina VIC 3029	\$620,000	28-Feb-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: 07 September 2021



**3 Bloomfield Place Truganina VIC 3029**

Sold Price **\$650,000** Sold Date **16-Apr-21**

 3  2  2

Distance **0.33km**



**36 Hornsby Crescent Truganina VIC 3029**

Sold Price **\$627,000** Sold Date **07-Apr-21**

 3  2  2

Distance **0.7km**



**9 Waddywood Court Truganina VIC 3029**

Sold Price **\$620,000** Sold Date **28-Feb-21**

 3  2  2

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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