

## 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 Socorro Way 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

\$320,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$346,950

Property type

Land

Suburb

Truganina

Period-from

01 Aug 2019

to

31 Jul 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

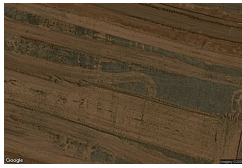
Date of sale

7 Coronado Crescent Truganina VIC 3029	\$359,500	30-Mar-20
13 Coronado Crescent Truganina VIC 3029	\$328,000	28-Apr-20
56 Altezze Drive Truganina VIC 3029	\$316,500	04-May-20

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: 21 August 2020



**7 Coronado Crescent Truganina VIC 3029**

Sold Price

**\$359,500**

Sold Date **30-Mar-20**

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Distance **0.02km**



**13 Coronado Crescent Truganina VIC 3029**

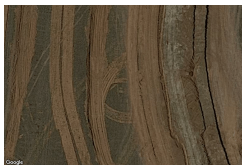
Sold Price

**\$328,000**

Sold Date **28-Apr-20**

 4  2  -

Distance **0.04km**



**56 Altezze Drive Truganina VIC 3029**

Sold Price

**\$316,500**

Sold Date **04-May-20**

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Distance **0.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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