

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

7 CARISBROOK 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

\$890,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2021

to

31 Oct 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

8 MONTVALE ROAD TRUGANINA VIC 3029	\$900,000	05-Aug-22
2 DROMANA WAY TRUGANINA VIC 3029	\$855,000	11-Aug-22
69 CHEVIOT DRIVE TRUGANINA VIC 3029	\$890,000	19-Sep-22

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: 23 November 2022


8 MONTVALE ROAD TRUGANINA VIC 3029

Sold Price

\$900,000

Sold Date **05-Aug-22**
 4  3  2

Distance **1.92km**

2 DROMANA WAY TRUGANINA VIC 3029

Sold Price

\$855,000

Sold Date **11-Aug-22**
 4  2  2

Distance **2.54km**

69 CHEVIOT DRIVE TRUGANINA VIC 3029

Sold Price

^{RS} **\$890,000**

Sold Date **19-Sep-22**
 4  2  2

Distance **3.11km**
RS = Recent sale

UN = Undisclosed Sale

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