

# 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 Starflower 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)

\$475,000

&

\$490,000

### Median sale price

Median price \$625,000

Property type House

Suburb Truganina

Period - From 01/05/2021

to

30/04/2022

Source Corelogic

### Comparable property sales

A\* These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--------------------------------------|-----------|--------------|
| 1 4 Oxbow Wlk TRUGANINA 3029         | \$499,000 | 29/11/2021   |
| 2 2/45 Vanderbilt Ave TRUGANINA 3029 | \$490,000 | 31/03/2022   |
| 3 23B Fetlock Dr TRUGANINA 3029      | \$490,000 | 25/01/2022   |

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 six months.~~

This Statement of Information was prepared on: 18/05/2022 11:53