

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

6 BUSHEL WAY 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

\$729,000

&

\$769,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 2023

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

9 BUSHEL WAY TRUGANINA VIC 3029	\$730,000	21-Dec-22
34 STOCKMANS DRIVE TRUGANINA VIC 3029	\$770,000	10-Feb-23
20 MITCHAM STREET TRUGANINA VIC 3029	\$760,000	28-Oct-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: 31 March 2023


9 BUSHEL WAY TRUGANINA VIC 3029

 4
  2
  2

Sold Price

\$730,000

Sold Date

21-Dec-22

Distance

0.06km

34 STOCKMANS DRIVE TRUGANINA VIC 3029

 4
  2
  2

Sold Price

\$770,000

Sold Date

10-Feb-23

Distance

0.79km

20 MITCHAM STREET TRUGANINA VIC 3029

 4
  2
  2

Sold Price

\$760,000

Sold Date

28-Oct-22

Distance

1.1km

RS = Recent sale

UN = Undisclosed Sale

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