

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

9 HARROW PLACE 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

\$480,000

&

\$528,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2021

to

30 Jun 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

18 LAMBOURNE AVENUE TRUGANINA VIC 3029	\$482,000	23-Apr-21
1/22 VANDERBILT AVENUE TRUGANINA VIC 3029	\$510,000	22-Nov-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: 01 July 2022



**18 LAMBOURNE AVENUE
TRUGANINA VIC 3029**

 3  2  1

Sold Price

\$482,000

Sold Date

23-Apr-21

Distance

0.23km



**1/22 VANDERBILT AVENUE
TRUGANINA VIC 3029**

 3  2  1

Sold Price

\$510,000

Sold Date

22-Nov-21

Distance

0.26km

RS = Recent sale

UN = Undisclosed Sale

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