

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

55 Vibrandia 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,900

Property type

House

Suburb

Truganina

Period-from

01 Dec 2020

to

30 Nov 2021

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

46 Sedgfield Avenue Truganina VIC 3029	\$715,000	01-May-21
16 Armour Street Truganina VIC 3029	\$735,000	14-May-21
36 Galactic Way Truganina VIC 3029	\$730,000	12-May-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: 14 December 2021


46 Sedgefield Avenue Truganina VIC 3029

 4
  2
  2

Sold Price

\$715,000

Sold Date

01-May-21

Distance

0.88km

16 Armour Street Truganina VIC 3029

 4
  2
  2

Sold Price

\$735,000

Sold Date

14-May-21

Distance

1.3km

36 Galactic Way Truganina VIC 3029

 4
  2
  2

Sold Price

\$730,000

Sold Date

12-May-21

Distance

1.48km
RS = Recent sale

UN = Undisclosed Sale

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