

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

10 CIRCUIT DRIVE 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

\$550,000

&

\$600,000

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

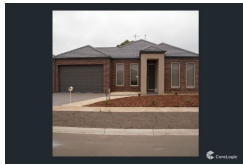
Date of sale

12 CIRCUIT DRIVE TRUGANINA VIC 3029	\$618,000	28-Feb-22
90 MARQUANDS ROAD TRUGANINA VIC 3029	\$600,000	20-Jun-22
82 TORITTA WAY TRUGANINA VIC 3029	\$600,000	25-Mar-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: 30 November 2022



12 CIRCUIT DRIVE TRUGANINA VIC 3029

Sold Price

\$618,000

Sold Date

28-Feb-22



4



2



2

Distance

0.02km



90 MARQUANDS ROAD TRUGANINA VIC 3029

Sold Price

\$600,000

Sold Date

20-Jun-22



4



2



2

Distance

1.34km



82 TORITTA WAY TRUGANINA VIC 3029

Sold Price

Sold Date

25-Mar-22



4



2



2

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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