

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

17 Lucerne 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

\$930,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2021

to

31 Dec 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

12 Daybreak Way Truganina VIC 3029	\$930,000	25-Apr-21
60 Playfield Drive Truganina VIC 3029	\$1,000,000	24-Apr-21
11 Stockyard Street Truganina VIC 3029	\$1,000,000	29-Jun-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: 31 January 2022



12 Daybreak Way Truganina VIC 3029

 5  3  2

Sold Price

\$930,000

Sold Date

25-Apr-21

Distance

1.65km



60 Playfield Drive Truganina VIC 3029

 4  4  2

Sold Price

\$1,000,000

Sold Date

24-Apr-21

Distance

1.62km



11 Stockyard Street Truganina VIC 3029

 4  3  2

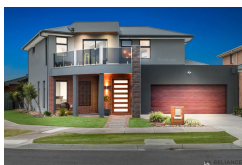
Sold Price

Sold Date

29-Jun-21

Distance

1.95km



14 Birchmore Circuit Truganina VIC 3029

 3  3  3

Sold Price

\$1,100,000

Sold Date

06-Jul-21

Distance

3.6km



19 Healesville Road Truganina VIC 3029

 4  2  2

Sold Price

\$1,000,000

Sold Date

19-Sep-21

Distance

3.53km



13 Challans Street Truganina VIC 3029

 4  2  2

Sold Price

\$940,000

Sold Date

05-Oct-21

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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38 Kentwell Street Truganina VIC 3029

Sold Price

\$1,040,000

Sold Date

13-Jun-21



6



3



2

Distance

4.25km

RS = Recent sale

UN = Undisclosed Sale

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