

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

1/4 STARFLOWER 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

\$489,000

&

\$519,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$452,250

Property type

Unit

Suburb

Truganina

Period-from

01 Dec 2021

to

30 Nov 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

1/25 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$515,000	09-Aug-22
1/11 MCDOUGALL PLACE TRUGANINA VIC 3029	\$510,000	24-Aug-22
1/12 WESTMEADOWS LANE TRUGANINA VIC 3029	\$510,000	01-Jul-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.~~

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Abbas Nayani

M 0478775906

E anayani@localexpertz.com.au



**1/25 HORSESHOE CIRCUIT
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$515,000

Sold Date **09-Aug-22**

Distance

0.09km



**1/11 MCDOUGALL PLACE
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$510,000

Sold Date **24-Aug-22**

Distance

0.58km



**1/12 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price

Sold Date

01-Jul-22

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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