

## 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

20 Akkersley Drive Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2019

to

31 Oct 2020

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

3 Timble Way Truganina VIC 3029	\$677,000	05-May-20
46 Omaroo Street Truganina VIC 3029	\$750,000	08-Sep-20
27 Omaroo Street Truganina VIC 3029	\$702,000	19-Apr-20

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.~~

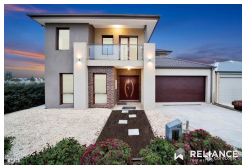
This Statement of Information was prepared on: 06 November 2020


**3 Timble Way Truganina VIC 3029**

Sold Price

**\$677,000**

 Sold Date **05-May-20**
 4
  2
  2

 Distance **0.12km**

**46 Omaroo Street Truganina VIC 3029**

Sold Price

<sup>RS</sup> **\$750,000**

 Sold Date **08-Sep-20**
 4
  3
  2

 Distance **0.23km**

**27 Omaroo Street Truganina VIC 3029**

Sold Price

**\$702,000**

 Sold Date **19-Apr-20**
 4
  3
  2

 Distance **0.28km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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