

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

2/22 Verdant Road 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

\$420,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$578,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2019

to

31 May 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

1/5 Yale Court Truganina VIC 3029	\$421,000	20-Mar-20
1/10 Vanderbilt Avenue Truganina VIC 3029	\$435,001	20-Jan-20
2/9 Vassar Court Truganina VIC 3029	\$450,000	22-Feb-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: 30 June 2020



1/5 Yale Court Truganina VIC 3029 Sold Price **\$421,000** Sold Date **20-Mar-20**

 3  2  1

Distance **1.91km**



1/10 Vanderbilt Avenue Truganina VIC 3029 Sold Price **\$435,001** Sold Date **20-Jan-20**

 3  2  1

Distance **2.03km**



2/9 Vassar Court Truganina VIC 3029 Sold Price **\$450,000** Sold Date **22-Feb-20**

 3  2  1

Distance **2.1km**

RS = Recent sale UN = Undisclosed Sale

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