

## 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

46 Latitude Promenade 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

\$950,000

&

\$990,000

### 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

44 Latitude Promenade Truganina VIC 3029	\$850,000	30-Sep-20
6 Alba Way Truganina VIC 3029	\$1,100,000	18-Jan-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

**44 Latitude Promenade Truganina  
VIC 3029**

4 2 2

Sold Price

RS

**\$850,000**

Sold Date

**30-Sep-20**

Distance

**0.01km****6 Alba Way Truganina VIC 3029**

4 3 3

Sold Price

**\$1,100,000**

Sold Date

**18-Jan-20**

Distance

**2.49km**

RS = Recent sale

UN = Undisclosed Sale

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