

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

4 Everholme 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2019

to

30 Nov 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

5 Davallia Street Truganina VIC 3029	\$637,000	22-Oct-20
26 Ramsgate Crescent Truganina VIC 3029	\$658,000	13-Jul-20
28 Freemont Circuit Truganina VIC 3029	\$627,000	04-Dec-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: 15 December 2020



5 Davallia Street Truganina VIC 3029

 4
  2
  2

Sold Price

^{RS} **\$637,000**

Sold Date **22-Oct-20**

Distance **0.54km**



26 Ramsgate Crescent Truganina VIC 3029

 4
  2
  2

Sold Price

\$658,000

Sold Date **13-Jul-20**

Distance **0.82km**



28 Freemont Circuit Truganina VIC 3029

 4
  2
  2

Sold Price

^{RS} **\$627,000**

Sold Date **04-Dec-20**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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