

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

7 Muse Boulevard 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$344,000

Property type

Land

Suburb

Truganina

Period-from

01 Mar 2020

to

28 Feb 2021

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 Muse Boulevard Truganina VIC 3029	\$310,000	03-Dec-20
30 Surya Street Truganina VIC 3029	\$293,000	18-Sep-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: 01 March 2021



3 Muse Boulevard Truganina VIC 3029

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Sold Price **\$310,000** Sold Date **03-Dec-20**

Distance **0.02km**



30 Surya Street Truganina VIC 3029

 -  -  -

Sold Price **\$293,000** Sold Date **18-Sep-20**

Distance **0.09km**

RS = Recent sale UN = Undisclosed Sale

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