

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

12 Gemini Crescent 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

\$535,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Other

Suburb

Truganina

Period-from

01 Apr 2020

to

31 Mar 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

46 Muse Boulevard Truganina VIC 3029	\$550,000	29-Oct-20
6 Peony Street Truganina VIC 3029	\$585,000	05-Dec-20
17 Hermes Road Truganina VIC 3029	\$550,000	02-Feb-21

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: 09 April 2021



46 Muse Boulevard Truganina VIC 3029

Sold Price

^{RS} **\$550,000**

Sold Date **29-Oct-20**

 4  2  2

Distance **0.21km**



6 Peony Street Truganina VIC 3029

Sold Price

\$585,000

Sold Date **05-Dec-20**

 4  2  2

Distance **0.37km**



17 Hermes Road Truganina VIC 3029

Sold Price

\$550,000

Sold Date **02-Feb-21**

 4  2  2

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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