

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

3 Bloomfield Place 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

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

5 Guthrie Way Truganina VIC 3029	\$640,000	29-Mar-21
4 Everholme Drive Truganina VIC 3029	\$655,000	29-Jan-21
11 Starburst Avenue Truganina VIC 3029	\$708,000	25-Jan-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: 05 April 2021


5 Guthrie Way Truganina VIC 3029

Sold Price

^{RS} **\$640,000**

Sold Date

29-Mar-21
 4
  2
  2

Distance

0.74km

4 Everholme Drive Truganina VIC 3029

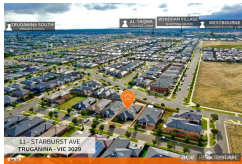
Sold Price

\$655,000

Sold Date

29-Jan-21
 3
  2
  2

Distance

0.94km

11 Starburst Avenue Truganina VIC 3029

Sold Price

\$708,000

Sold Date

25-Jan-21
 4
  2
  2

Distance

1.76km
RS = Recent sale

UN = Undisclosed Sale

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