

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

6 Montvale Road 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$340,000

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

6 Rye Street Truganina VIC 3029	\$720,000	21-Jan-21
11 Starburst Avenue Truganina VIC 3029	\$708,000	27-Jan-21
38 Latitude Promenade Truganina VIC 3029	\$735,000	11-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: 22 March 2021


6 Rye Street Truganina VIC 3029

Sold Price

\$720,000

Sold Date

21-Jan-21
 4
  3
  2

Distance

0.93km

11 Starburst Avenue Truganina VIC 3029

Sold Price

^{RS} **\$708,000**

Sold Date

27-Jan-21
 4
  2
  2

Distance

1.17km

38 Latitude Promenade Truganina VIC 3029

Sold Price

\$735,000

Sold Date

11-Jan-21
 4
  2
  2

Distance

1.78km

Notes from your agent

Asking \$770,000

Ex-display home

RS = Recent sale

UN = Undisclosed Sale

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