

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

11 Aphrodite 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

\$270,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,000

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2018

to

31 Aug 2019

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

16 Aphrodite Drive Truganina VIC 3029	\$255,000	21-Jun-19
53 Capricorn Road Truganina VIC 3029	\$250,000	11-Apr-19
38 Capricorn Road Truganina VIC 3029	\$243,800	05-Jun-19

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: 16 September 2019

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16 Aphrodite Drive Truganina VIC 3029

Sold Price

\$255,000

Sold Date

21-Jun-19

4

2

-

Distance

0.06km

53 Capricorn Road Truganina VIC 3029

Sold Price

\$250,000

Sold Date

11-Apr-19

5

3

-

Distance

0.08km

38 Capricorn Road Truganina VIC 3029

Sold Price

\$243,800

Sold Date

05-Jun-19

-

-

-

Distance

0.13km

RS = Recent sale

UN = Undisclosed Sale

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