

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

1/13 MCDOUGALL 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

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/8 CASABLANCA COURT TRUGANINA VIC 3029	\$482,500	19-Jun-22
2/14 HARNESS COURT TRUGANINA VIC 3029	\$500,000	14-Sep-22
1/12 WESTMEADOWS LANE TRUGANINA VIC 3029	\$510,000	01-Jul-22

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: 10 October 2022



1/8 CASABLANCA COURT TRUGANINA VIC 3029

3 2 1

Sold Price **\$482,500** Sold Date **19-Jun-22**

Distance **1.33km**



2/14 HARNESS COURT TRUGANINA VIC 3029

3 2 1

Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **14-Sep-22**

Distance **1.11km**



1/12 WESTMEADOWS LANE TRUGANINA VIC 3029

3 2 1

Sold Price **\$510,000** Sold Date **01-Jul-22**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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