

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

9/6 BLAKE COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,200

Property type

Land

Suburb

Truganina

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/20 VANDERBILT AVENUE TRUGANINA VIC 3029	\$562,000	31-Oct-23
153 WESTMEADOWS LANE TRUGANINA VIC 3029	\$580,000	22-Aug-23
2 TARONGA ROAD TRUGANINA VIC 3029	\$565,000	04-Sep-23

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: 08 November 2023

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**1/20 VANDERBILT AVENUE
TRUGANINA VIC 3029**

3 2 1

Sold Price ^{RS} **\$562,000** Sold Date **31-Oct-23**

Distance **1.2km**



**153 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 2

Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **22-Aug-23**

Distance **1.42km**



**2 TARONGA ROAD TRUGANINA
VIC 3029**

3 2 2

Sold Price **\$565,000** Sold Date **04-Sep-23**

Distance **1.51km**

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

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