

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

51 Vanderbilt Avenue 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2019

to

30 Sep 2020

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

30 Gascoyne Way Truganina VIC 3029	\$530,000	14-Jun-20
29 Gascoyne Way Truganina VIC 3029	\$530,000	30-Jul-20
17 Gascoyne Way Truganina VIC 3029	\$580,000	08-Jul-20

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: 29 October 2020

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30 Gascoyne Way Truganina VIC 3029

4 2 2

Sold Price

\$530,000

Sold Date

14-Jun-20

Distance

0.04km



29 Gascoyne Way Truganina VIC 3029

4 2 2

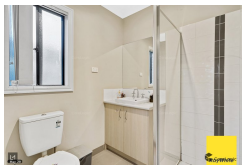
Sold Price

Sold Date

30-Jul-20

Distance

0.09km



17 Gascoyne Way Truganina VIC 3029

4 2 2

Sold Price

\$580,000

Sold Date

08-Jul-20

Distance

0.1km



76 Toritta Way Truganina VIC 3029

3 2 2

Sold Price

\$560,000

Sold Date

21-Jun-20

Distance

0.22km



11 Starflower Way Truganina VIC 3029

4 2 2

Sold Price

\$517,000

Sold Date

08-Aug-20

Distance

0.47km



20 Botanical Drive Truganina VIC 3029

3 2 2

Sold Price

\$515,000

Sold Date

23-Jun-20

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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11 Bridlepath Drive Truganina VIC 3029

Sold Price **\$605,000** Sold Date **17-Aug-20**

4 2 2

Distance **0.57km**



6 Fetlock Drive Truganina VIC 3029

Sold Price **\$550,000** Sold Date **18-May-20**

4 2 2

Distance **0.8km**



4 Theile Court Truganina VIC 3029

Sold Price **\$530,000** Sold Date **21-May-20**

3 2 1

Distance **0.96km**



18 Kingsfield Way Truganina VIC 3029

Sold Price **\$570,000** Sold Date **28-Jul-20**

4 2 2

Distance **1.13km**

RS = Recent sale UN = Undisclosed Sale

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