

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

3 Valentine Way 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2020

to

31 Aug 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 Eastwood Street Truganina VIC 3029	\$638,000	14-Sep-21
21 Laurel Avenue Tarneit VIC 3029	\$640,000	10-Sep-21
5 Marengo Street Tarneit VIC 3029	\$665,000	09-Sep-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: 28 September 2021



6 Eastwood Street Truganina VIC 3029

Sold Price

^{RS} **\$638,000**

Sold Date

14-Sep-21

 4  2  2

Distance

0.26km



21 Laurel Avenue Tarneit VIC 3029

Sold Price

^{RS} **\$640,000**

Sold Date

10-Sep-21

 4  2  2

Distance

1.03km



5 Marengo Street Tarneit VIC 3029

Sold Price

^{RS} **\$665,000**

Sold Date

09-Sep-21

 4  2  2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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