

## 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

31 Woolshed Drive Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,700

Property type

House

Suburb

Truganina

Period-from

01 Oct 2020

to

30 Sep 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

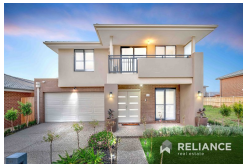
Date of sale

|  |           |           |
|--|-----------|-----------|
| 33 Hoffman Crescent Truganina VIC 3029   | \$820,000 | 24-Jun-21 |
| 43 Latitude Promenade Truganina VIC 3029 | \$856,000 | 20-May-21 |
| 5 Latitude Promenade Truganina VIC 3029  | \$860,000 | 04-Oct-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: 19 October 2021



**33 Hoffman Crescent Truganina VIC 3029** Sold Price **\$820,000** Sold Date **24-Jun-21**

4 2 2

Distance **0.42km**



**43 Latitude Promenade Truganina VIC 3029** Sold Price **\$856,000** Sold Date **20-May-21**

4 2 2

Distance **1.59km**



**5 Latitude Promenade Truganina VIC 3029** Sold Price <sup>RS</sup> **\$860,000** Sold Date **04-Oct-21**

4 2 2

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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