

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

27 Sawatch Street 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$342,500

Property type

Land

Suburb

Truganina

Period-from

01 Dec 2018

to

30 Nov 2019

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

| | | |
|---|-----------|-----------|
| 23 Sawatch Street Truganina VIC 3029 | \$275,000 | 24-Jun-19 |
| 95 Clara Avenue Truganina VIC 3029 | \$300,000 | 18-Nov-19 |
| 13 Kirkpatrick Boulevard Truganina VIC 3029 | \$322,600 | 07-Sep-19 |

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: 03 December 2019



23 Sawatch Street Truganina VIC 3029

Sold Price

\$275,000

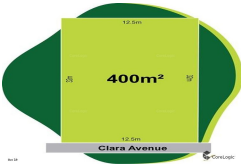
Sold Date

24-Jun-19



Distance

0.03km



95 Clara Avenue Truganina VIC 3029

Sold Price

^{RS} **\$300,000** ^{UN}

Sold Date

18-Nov-19



Distance

0.38km



13 Kirkpatrick Boulevard Truganina VIC 3029

Sold Price

\$322,600

Sold Date

07-Sep-19



Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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