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<br>Including suburb and postcode | 8 BRADSHAW 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 | $830,000 | & | $850,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $630,000 | Property type | House | Suburb | Truganina |
| Period-from | 01 Jun 2021 | to | 31 May 2022 | 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 |
|---|---|---|
| 7 CHARTWELL AVENUE TRUGANINA VIC 3029 | $838,000 | 07-May-22 |
| 2 DORSET GROVE TRUGANINA VIC 3029 | $865,000 | 28-Jan-22 |
| 19 GOLDSBOROUGH ROAD TRUGANINA VIC 3029 | $825,000 | 04-Jun-22 |

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: 20 June 2022

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**7 CHARTWELL AVENUE TRUGANINA VIC 3029**

4 3 2

Sold Price **$838,000** Sold Date **07-May-22**

Distance **0.76km**



**2 DORSET GROVE TRUGANINA VIC 3029**

5 2 2

Sold Price **$865,000** Sold Date **28-Jan-22**

Distance **0.94km**



**19 GOLDSBOROUGH ROAD TRUGANINA VIC 3029**

4 2 2

Sold Price RS **$825,000** Sold Date **04-Jun-22**

Distance **1.15km**

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

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