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	18 Marwood 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	$750,000	&	$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$342,000	Property type	Land	Suburb	Truganina
Period-from	01 Jan 2021	to	31 Dec 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
16 Sissinghurst Street Truganina VIC 3029	$762,000	17-Jan-22
23 Fleur Way Truganina VIC 3029	$806,000	30-Oct-21
3 Compton Street Truganina VIC 3029	$740,000	20-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.~~

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16 Sissinghurst Street Truganina VIC 3029

4 2 2

Sold Price RS **$762,000** UN

Sold Date **17-Jan-22**

Distance **0.22km**



23 Fleur Way Truganina VIC 3029

4 2 2

Sold Price **$806,000**

Sold Date **30-Oct-21**

Distance **0.58km**



3 Compton Street Truganina VIC 3029

4 2 2

Sold Price **$740,000**

Sold Date **20-Sep-21**

Distance **0.55km**

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

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