

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

7 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

\$499,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 2023

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

5 TUMSTONE LANE WILLIAMS LANDING VIC 3027	\$500,000	12-Jan-23
11B BOWERBIRD PLACE TRUGANINA VIC 3029	\$510,000	02-Nov-22
23A FETLOCK DRIVE TRUGANINA VIC 3029	\$510,000	14-Oct-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 March 2023


**5 TUMSTONE LANE WILLIAMS
LANDING VIC 3027**
 3  2  2

Sold Price

\$500,000

Sold Date

12-Jan-23

Distance

1.59km

**11B BOWERBIRD PLACE
TRUGANINA VIC 3029**
 3  2  1

Sold Price

\$510,000

Sold Date

02-Nov-22

Distance

1.11km

**23A FETLOCK DRIVE TRUGANINA
VIC 3029**
 3  2  1

Sold Price

Sold Date

14-Oct-22

Distance

1.05km
RS = Recent sale

UN = Undisclosed Sale

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