

## 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

8/438 Morris Road 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$416,600

Property type

Unit

Suburb

Truganina

Period-from

01 Jul 2020

to

30 Jun 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 10/438 Morris Road Truganina VIC 3029 | \$390,000 | 25-May-21 |
| 2/490 Morris Road Truganina VIC 3029  | \$388,000 | 01-Apr-21 |
| 8/12 Vilnius Way Truganina VIC 3029   | \$410,000 | 12-May-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: 21 July 2021



**10/438 Morris Road Truganina VIC 3029**

Sold Price

<sup>RS</sup> **\$390,000**

Sold Date

**25-May-21**

 3  2  1

Distance

**0.01km**



**2/490 Morris Road Truganina VIC 3029**

Sold Price

**\$388,000**

Sold Date

**01-Apr-21**

 2  1  1

Distance

**0.52km**



**8/12 Vilnius Way Truganina VIC 3029**

Sold Price

**\$410,000**

Sold Date

**12-May-21**

 3  2  1

Distance

**1.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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