# 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

25 Hermes Road 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<br>between | \$790,000 | & | \$830,000 |
|-------------------|---------------------|-----------|---|-----------|
| Median sale price |                     |           |   |           |

(\*Delete house or unit as applicable)

| Median Price | \$610,000   | Prop | erty type |      | House  | Suburb | Truganina |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from  | 01 Feb 2021 | to   | 31 Jan 2  | 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 |  |
|--|-----------|--------------|--|
| 6 Society Boulevard Truganina VIC 3029 | \$850,000 | 25-Nov-21    |  |
| 23 Fleur Way Truganina VIC 3029        | \$806,000 | 30-Oct-21    |  |
| 9 Award Crescent Truganina VIC 3029    | \$875,000 | 02-Feb-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.

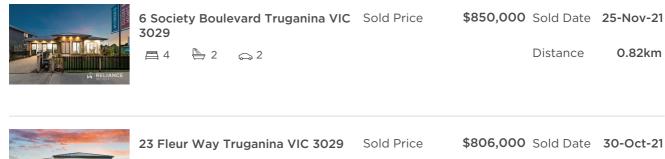
This Statement of Information was prepared on: 25 February 2022



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E ravish@acerealestate.com.au



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0.82km



| 9 Award Crescent Truganina VIC<br>3029 |   |      | Sold Price | <sup>RS</sup> \$875,000 | Sold Date | 02-Feb-22 |
|--|---|------|------------|-------------------------|-----------|-----------|
| 昌 4                                    | 4 | ç⇒ 2 |            |                         | Distance  | 1.53km    |

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

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