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	2/12 VANDERBILT 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	$429,000	&	$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,500	Property type	House	Suburb	Truganina
Period-from	01 Aug 2023	to	31 Jul 2024	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
2/8 ORLANDO DRIVE TRUGANINA VIC 3029	$430,000	03-Jul-24
13/1 CLEARWATER RISE PARADE TRUGANINA VIC 3029	$450,000	03-Jul-24
2/6 ORLANDO DRIVE TRUGANINA VIC 3029	$440,000	15-Jul-24

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: 28 August 2024

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2/8 ORLANDO DRIVE TRUGANINA VIC 3029

2 1 1

Sold Price RS $430,000 Sold Date 03-Jul-24

Distance 0.19km



13/1 CLEARWATER RISE PARADE TRUGANINA VIC 3029

2 2 1

Sold Price RS $450,000 Sold Date 03-Jul-24

Distance 1.76km



2/6 ORLANDO DRIVE TRUGANINA VIC 3029

2 1 1

Sold Price RS $440,000 Sold Date 15-Jul-24

Distance 0.21km

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

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