

## 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

63 WESTMEADOWS LANE 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

\$645,000

&

\$679,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 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

17 BOTANICAL DRIVE TRUGANINA VIC 3029	\$675,000	26-Mar-22
51 TORITTA WAY TRUGANINA VIC 3029	\$645,000	29-Apr-22
11 VILNIUS WAY TRUGANINA VIC 3029	\$700,000	19-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: 21 May 2022



**17 BOTANICAL DRIVE TRUGANINA VIC 3029**

 4  2  1

Sold Price

**\$675,000**

Sold Date

**26-Mar-22**

Distance

**0.24km**



**51 TORITTA WAY TRUGANINA VIC 3029**

 3  2  2

Sold Price

<sup>RS</sup>

**\$645,000**

Sold Date

**29-Apr-22**

Distance

**0.16km**



**11 VILNIUS WAY TRUGANINA VIC 3029**

 4  2  2

Sold Price

**\$700,000**

Sold Date

**19-Feb-22**

Distance

**0.18km**

RS = Recent sale

UN = Undisclosed Sale

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