

## 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

73 Panaia Boulevard 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

\$575,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$599,950

Property type

House

Suburb

Truganina

Period-from

01 Dec 2020

to

30 Nov 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

|  |           |           |
|--|-----------|-----------|
| 14 Petrolo Street Truganina VIC 3029   | \$594,000 | 08-Oct-21 |
| 18 Oliveto Avenue Truganina VIC 3029   | \$695,000 | 22-Dec-21 |
| 60 Panaia Boulevard Truganina VIC 3029 | \$595,000 | 25-Nov-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.~~

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**14 Petrolo Street Truganina VIC 3029**

4 2 2

Sold Price

**\$594,000**

Sold Date

**08-Oct-21**

Distance

**0.07km**



**18 Oliveto Avenue Truganina VIC 3029**

4 2 2

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**22-Dec-21**

Distance

**0.14km**



**60 Panaia Boulevard Truganina VIC 3029**

4 2 2

Sold Price

**\$595,000**

Sold Date

**25-Nov-21**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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