

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

49 Bridgewater Way 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 \$590,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$570,000 *House *Unit Suburb Truganina

Period-from 01 Aug 2018 to 31 Jul 2019 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.

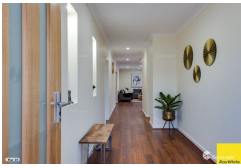
Address of comparable property	Price	Date of sale
10 Award Crescent Truganina VIC 3029	\$612,000	01-Apr-19
56 Award Crescent Truganina VIC 3029	\$595,000	24-Nov-18
135 Kingston Boulevard Hoppers Crossing VIC 3029	\$600,000	03-Apr-19

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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10 Award Crescent Truganina VIC 3029

 4  2  2

Sold Price

\$612,000

Sold Date

01-Apr-19

Distance

0.44km



56 Award Crescent Truganina VIC 3029

 4  2  2

Sold Price

\$595,000

Sold Date

24-Nov-18

Distance

0.56km



135 Kingston Boulevard Hoppers Crossing VIC 3029

 3  2  2

Sold Price

\$600,000

Sold Date

03-Apr-19

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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