

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

16 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$389,000

Property type

Land

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
69 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027	\$590,000	23-Sep-23
LOT 5942 BERTENSHAW STREET TRUGANINA VIC 3029	\$591,000	29-May-23
18 PENROSE PROMENADE TARNEIT VIC 3029	\$611,000	15-Feb-23

OR

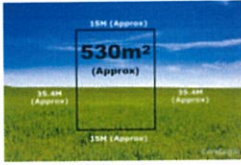
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 31 May 2024

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69 FANTAIL CRESCENT WILLIAMS
LANDING VIC 3027

Sold Price

\$590,000

Sold Date **23-Sep-23**

- - -

Distance **1.32km**



LOT 5942 BERTENSHAW STREET
TRUGANINA VIC 3029

Sold Price

\$591,000

Sold Date **29-May-23**

- - -

Distance **2.72km**



18 PENROSE PROMENADE
TARNEIT VIC 3029

Sold Price

\$611,000

Sold Date **15-Feb-23**

4 5 -

Distance **4.44km**

RS = Recent sale

UN = Undisclosed Sale

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