

## 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

21 LAWFORD STREET 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

\$950,000

&

\$1,000,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

Suburb

Truganina

Period-from

01 Aug 2022

to

31 Jul 2023

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

42 ROSE GRANGE BOULEVARD TARNEIT VIC 3029	\$945,000	01-Mar-23
58 GARDEN VIEW DRIVE TARNEIT VIC 3029	\$1,150,000	01-Feb-23
6 TRANQUIL PLACE TARNEIT VIC 3029	\$970,000	21-Nov-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: 18 August 2023



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**42 ROSE GRANGE BOULEVARD  
TARNEIT VIC 3029**

4 2 3

Sold Price

**\$945,000**

Sold Date

**01-Mar-23**

Distance

**1.87km**



**58 GARDEN VIEW DRIVE TARNEIT  
VIC 3029**

5 3 2

Sold Price

**\$1,150,000**

Sold Date

**01-Feb-23**

Distance

**1.98km**



**6 TRANQUIL PLACE TARNEIT VIC  
3029**

5 3 2

Sold Price

**\$970,000**

Sold Date

**21-Nov-22**

Distance

**2.93km**

RS = Recent sale

UN = Undisclosed Sale

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