

## 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

9 MALMAISON CRESCENT TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 13 BIRCHMORE CIRCUIT TRUGANINA VIC 3029 | \$921,000 | 18-Dec-23 |
| 65 DOVER STREET TRUGANINA VIC 3029      | \$935,000 | 03-Feb-24 |
| 31 ELLAND CIRCUIT TRUGANINA VIC 3029    | \$840,000 | 18-Dec-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: 19 August 2024



## 13 BIRCHMORE CIRCUIT TRUGANINA VIC 3029

1 2 3

Sold Price **\$921,000** Sold Date **18-Dec-23**

Distance **0.56km**



## 65 DOVER STREET TRUGANINA VIC 3029

4 3 2

Sold Price **\$935,000** Sold Date **03-Feb-24**

Distance **0.49km**



## 31 ELLAND CIRCUIT TRUGANINA VIC 3029

4 2 2

Sold Price **\$840,000** Sold Date **18-Dec-23**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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