

## 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

40 FEDERATION 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

or range  
between

\$550,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,000

Property type

House

Suburb

Truganina

Period-from

01 Aug 2021

to

31 Jul 2022

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

32 ELMHURST ROAD TRUGANINA VIC 3029	\$615,500	22-Aug-22
12 WISDOM AVENUE TRUGANINA VIC 3029	\$620,000	12-Jul-22
1 HARROW PLACE TRUGANINA VIC 3029	\$630,000	01-Jul-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: 30 August 2022

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**32 ELMHURST ROAD TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$615,500**

Sold Date **22-Aug-22**

3 2 2

Distance **2.29km**



**12 WISDOM AVENUE TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$620,000**

Sold Date **12-Jul-22**

3 2 2

Distance **1.64km**



**1 HARROW PLACE TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date **01-Jul-22**

3 2 2

Distance **1.67km**



**15 ROCKY GATE DRIVE TRUGANINA VIC 3029**

Sold Price

**\$593,000**

Sold Date **19-Jul-22**

3 2 2

Distance **2.49km**



**3 HARRY COURT TRUGANINA VIC 3029**

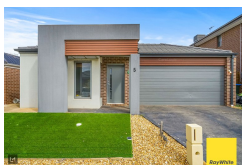
Sold Price

<sup>RS</sup> **\$605,000**

Sold Date **08-Jun-22**

3 2 2

Distance **2.09km**



**5 ALLCREST WAY TRUGANINA VIC 3029**

Sold Price

**\$620,000**

Sold Date **20-Jun-22**

3 2 2

Distance **2.93km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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