

## 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

25 MCDUGALL PLACE 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

\$880,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$617,000

Property type

House

Suburb

Truganina

Period-from

01 Apr 2021

to

31 Mar 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 12 DOYLE COURT TRUGANINA VIC 3029     | \$752,000 | 03-Mar-22 |
| 9 AWARD CRESCENT TRUGANINA VIC 3029   | \$875,000 | 26-Jan-22 |
| 1 TEACHER CRESCENT TRUGANINA VIC 3029 | \$820,000 | 30-Mar-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: 04 April 2022

# AREASPECIALIST

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**12 DOYLE COURT TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$752,000** Sold Date **03-Mar-22**

 4  2  2

Distance **0.14km**



**9 AWARD CRESCENT TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$875,000** Sold Date **26-Jan-22**

 4  4  2

Distance **0.28km**



**1 TEACHER CRESCENT TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$820,000** Sold Date **30-Mar-22**

 5  3  2

Distance **0.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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