

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

53 HOFFMAN CRESCENT 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

or range
between

\$1,179,000

&

\$1,239,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

Suburb

Truganina

Period-from

01 Jul 2022

to

30 Jun 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

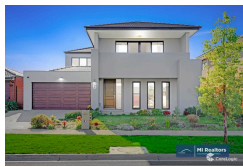
Date of sale

6 MITCHAM STREET TRUGANINA VIC 3029	\$1,181,000	29-Apr-23
160 ALCOCK ROAD TRUGANINA VIC 3029	\$1,230,000	10-Mar-23
34 SKYPAC DRIVE TRUGANINA VIC 3029	\$1,145,000	16-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: 25 July 2023



6 MITCHAM STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$1,181,000

Sold Date

29-Apr-23

Distance

1.17km



160 ALCOCK ROAD TRUGANINA VIC 3029

5 3 2

Sold Price

\$1,230,000

Sold Date

10-Mar-23

Distance

1.35km



34 SKYPAC DRIVE TRUGANINA VIC 3029

4 3 2

Sold Price

\$1,145,000

Sold Date

16-Feb-23

Distance

1.14km



8 SOCIETY BOULEVARD TRUGANINA VIC 3029

4 2 2

Sold Price

\$1,280,000

Sold Date

25-May-23

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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