

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

6 CAULONIA DRIVE 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

\$560,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2021

to

31 Oct 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

6 ALUTU ROAD TRUGANINA VIC 3029	\$630,000	17-Aug-22
28 YOSEMITE STREET TRUGANINA VIC 3029	\$625,000	21-Sep-22
6 WESTDAHL STREET TRUGANINA VIC 3029	\$538,000	15-Jun-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: 23 November 2022



RELIANCE

real estate

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6 ALUTU ROAD TRUGANINA VIC 3029

Sold Price

\$630,000

Sold Date

17-Aug-22



3



2



2

Distance

0.23km



28 YOSEMITE STREET TRUGANINA VIC 3029

Sold Price

^{RS} **\$625,000**

Sold Date

21-Sep-22



3



2



1

Distance

1.75km



6 WESTDAHL STREET TRUGANINA VIC 3029

Sold Price

\$538,000

Sold Date

15-Jun-22



3



2



1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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