

## 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

3 FRANK AVENUE 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

\$650,000

&

\$680,000

### 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 13 PETROLO STREET TRUGANINA VIC 3029 | \$655,000 | 11-May-22 |
| 17 CAMINI GROVE TRUGANINA VIC 3029   | \$690,000 | 10-Apr-22 |
| 4 IONICA LOOP TRUGANINA VIC 3029     | \$680,000 | 16-Aug-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: 26 August 2022



**13 PETROLO STREET TRUGANINA  
VIC 3029**

Sold Price

**\$655,000**

Sold Date

**11-May-22**



4



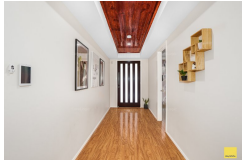
2



2

Distance

**0.11km**



**17 CAMINI GROVE TRUGANINA VIC  
3029**

Sold Price

**\$690,000**

Sold Date

**10-Apr-22**



4



2



2

Distance

**0.13km**



**4 IONICA LOOP TRUGANINA VIC  
3029**

Sold Price

<sup>RS</sup> **\$680,000** <sup>UN</sup>

Sold Date

**16-Aug-22**



4



2



2

Distance

**0.2km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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