

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

13 YAMADA STREET 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 2024

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

39 HEYFIELD DRIVE TRUGANINA VIC 3029	\$750,000	17-Dec-22
25 HOFFMAN CRESCENT TRUGANINA VIC 3029	\$750,000	04-Oct-23
21 BURSARIA DRIVE TRUGANINA VIC 3029	\$715,000	10-Oct-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: 16 May 2024



39 HEYFIELD DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price

\$750,000

Sold Date

17-Dec-22

Distance

0.17km



25 HOFFMAN CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price

Sold Date

04-Oct-23

Distance

0.27km



21 BURSARIA DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price

\$715,000

Sold Date

10-Oct-23

Distance

0.28km



1 BOSSINI STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$740,000

Sold Date

18-Jun-23

Distance

0.31km



6 OATS WAY TRUGANINA VIC 3029

4 2 2

Sold Price

\$748,500

Sold Date

27-Jan-23

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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