

## 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

125 TALLIVER TERRACE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Mar 2023

to

29 Feb 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

7 KWILA DRIVE TRUGANINA VIC 3029	\$620,000	15-Nov-23
7 ESPRIT STREET TRUGANINA VIC 3029	\$618,000	09-Dec-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: 22 March 2024



## 7 KWILA DRIVE TRUGANINA VIC 3029

Sold Price

**\$620,000**

Sold Date

**15-Nov-23**



4



2



1

Distance

**0.58km**



## 7 ESPRIT STREET TRUGANINA VIC 3029

Sold Price

**\$618,000**

Sold Date

**09-Dec-23**



4



2



1

Distance

**1.11km**

RS = Recent sale

UN = Undisclosed Sale

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