

## 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

26 TAVENDALE CRESCENT 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

\$740,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2023

to

30 Sep 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

4 SHAMROCK WAY TRUGANINA VIC 3029	\$775,000	25-Jul-24
6 CAPRICORN ROAD TRUGANINA VIC 3029	\$750,000	07-May-24
12 GLASSHOUSE WAY TRUGANINA VIC 3029	\$790,000	16-Jun-24

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: 28 October 2024



## 4 SHAMROCK WAY TRUGANINA VIC 3029

4 2 2

Sold Price

<sup>RS</sup> \$775,000

Sold Date

25-Jul-24

Distance

2.23km



## 6 CAPRICORN ROAD TRUGANINA VIC 3029

4 2 2

Sold Price

\$750,000

Sold Date

07-May-24

Distance

0.89km



## 12 GLASSHOUSE WAY TRUGANINA VIC 3029

4 2 2

Sold Price

\$790,000

Sold Date

16-Jun-24

Distance

0.23km



## 3 PAGE STREET TRUGANINA VIC 3029

4 2 2

Sold Price

\$740,000

Sold Date

17-Jun-24

Distance

0.2km

RS = Recent sale

UN = Undisclosed Sale

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