

## 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

33 BOLTE DRIVE 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

\$800,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2022

to

31 May 2023

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 CONSTELLATION CIRCUIT TRUGANINA VIC 3029 | \$849,000 | 05-Jun-23 |
| 7 CARISBROOK CIRCUIT TRUGANINA VIC 3029     | \$880,000 | 27-Mar-23 |
| 6 BUSHEL WAY TRUGANINA VIC 3029             | \$720,000 | 09-May-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: 25 June 2023

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**13 CONSTELLATION CIRCUIT  
TRUGANINA VIC 3029**

4 2 2

Sold Price

<sup>RS</sup>

**\$849,000**

Sold Date

**05-Jun-23**

Distance

**4.51km**



**7 CARISBROOK CIRCUIT  
TRUGANINA VIC 3029**

4 2 2

Sold Price

**\$880,000**

Sold Date

**27-Mar-23**

Distance

**1.77km**



**6 BUSHEL WAY TRUGANINA VIC  
3029**

4 2 2

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**09-May-23**

Distance

**0.65km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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