## 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 (\*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	\$642,000	Prop	erty type	House		Suburb	Truganina
Period-from	01 Feb 2024	to	31 Jan 2	2025	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
9 WAYLAND ROAD TRUGANINA VIC 3029	\$790,000	10-Jan-25
12 LEDGER STREET TRUGANINA VIC 3029	\$795,000	12-Sep-24
4 CECIL ROAD TARNEIT VIC 3029	\$795,000	09-Dec-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: 04 February 2025





Kapil Sharma M 0430151355 E kapil@reliancere.com.au



9 WAYLAND ROAD TRUGANINA VIC 3029

⇔ 2

Sold Price

\*\* \$790,000 UN Sold Date 10-Jan-25

Distance

0.91km



12 LEDGER STREET TRUGANINA VIC 3029

Sold Price

\$795,000 Sold Date 12-Sep-24

₽ 2

₾ 2

Distance

1.52km

4 CECIL ROAD TARNEIT VIC 3029 Sold Price

Sold Date 09-Dec-24

**4** 

₽ 2

\$ 2

Distance

3.43km

**RS** = Recent sale

UN = Undisclosed Sale

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