

## 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

2 VINCENZA AVENUE 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2023

to

31 Oct 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

2 OLIVETO AVENUE TRUGANINA VIC 3029	\$622,500	14-Jul-24
30 ARENAL DRIVE TRUGANINA VIC 3029	\$630,000	28-Aug-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: 18 November 2024

2 Oliveto Avenue, Truganina



## 2 OLIVETO AVENUE TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$622,500**

Sold Date

**14-Jul-24**

Distance

**0.41km**



## 30 ARENAL DRIVE TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$630,000**

Sold Date

**28-Aug-24**

Distance

**1.08km**

RS = Recent sale

UN = Undisclosed Sale

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