

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

9 HORSESHOE CIRCUIT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Sep 2023

to

31 Aug 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 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$615,000	08-Apr-24
12 BRIGALOW DRIVE TRUGANINA VIC 3029	\$625,000	04-Apr-24
43 SURYA STREET TRUGANINA VIC 3029	\$600,000	16-May-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: 06 September 2024



7 HORSESHOE CIRCUIT TRUGANINA VIC 3029

3 2 2

Sold Price

\$615,000

Sold Date **08-Apr-24**

Distance

0.01km



12 BRIGALOW DRIVE TRUGANINA VIC 3029

3 2 2

Sold Price

\$625,000

Sold Date **04-Apr-24**

Distance

0.62km



43 SURYA STREET TRUGANINA VIC 3029

3 2 2

Sold Price

\$600,000

Sold Date **16-May-24**

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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