

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

1/7 ASSUMPTION CLOSE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

Unit

Suburb

Truganina

Period-from

01 Mar 2023

to

29 Feb 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

2/12 STARFLOWER WAY TRUGANINA VIC 3029	\$521,000	24-Feb-24
2/3 YALE COURT TRUGANINA VIC 3029	\$530,000	25-Nov-23
1/22 ORLANDO DRIVE TRUGANINA VIC 3029	\$530,000	09-Oct-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: 05 March 2024



**2/12 STARFLOWER WAY
TRUGANINA VIC 3029**

 3  2  1

Sold Price

^{RS} **\$521,000** Sold Date **24-Feb-24**

Distance **0.51km**



**2/3 YALE COURT TRUGANINA VIC
3029**

 3  2  1

Sold Price

\$530,000 Sold Date **25-Nov-23**

Distance **0.18km**



**1/22 ORLANDO DRIVE TRUGANINA
VIC 3029**

 3  2  1

Sold Price

Sold Date **09-Oct-23**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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