

## 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

55 GLENFERN CIRCUIT 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 32 ELMHURST ROAD TRUGANINA VIC 3029   | \$615,500 | 22-Aug-22 |
| 16 ROCHESTER GROVE TRUGANINA VIC 3029 | \$623,000 | 14-Mar-23 |
| 14 ALTIS STREET TRUGANINA VIC 3029    | \$650,000 | 13-Oct-22 |

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: 09 June 2023


**32 ELMHURST ROAD TRUGANINA VIC 3029**

Sold Price

**\$615,500**

Sold Date **22-Aug-22**
 3  2  2

Distance **0.27km**

**16 ROCHESTER GROVE TRUGANINA VIC 3029**

Sold Price

**\$623,000**

Sold Date **14-Mar-23**
 3  2  2

Distance **0.62km**

**14 ALTIS STREET TRUGANINA VIC 3029**

Sold Price

**\$650,000**

Sold Date **13-Oct-22**
 3  2  2

Distance **1.98km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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