

## 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

61 CUTHBERT AVENUE 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

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

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

86 ALISON STREET TRUGANINA VIC 3029	\$761,500	11-Nov-23
7 ANDROMEDA AVENUE TRUGANINA VIC 3029	\$755,000	09-Feb-24
3 COREEN COURT TRUGANINA VIC 3029	\$750,000	18-Dec-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: 22 March 2024



## 86 ALISON STREET TRUGANINA VIC 3029

5 2 2

Sold Price

**\$761,500**

Sold Date

**11-Nov-23**

Distance

**0.31km**



## 7 ANDROMEDA AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price

**\$755,000**

Sold Date

**09-Feb-24**

Distance

**1.78km**



## 3 COREEN COURT TRUGANINA VIC 3029

4 2 2

Sold Price

**\$750,000**

Sold Date

**18-Dec-23**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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