

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

3 MENDOZA STREET 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

\$630,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

House

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 2022

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

1 KAPINGA STREET TRUGANINA VIC 3029	\$652,000	08-Mar-22
21 BARNSLEY STREET TRUGANINA VIC 3029	\$665,000	03-May-22
4 CONSTELLATION CIRCUIT TRUGANINA VIC 3029	\$670,000	29-Jan-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: 30 May 2022

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**1 KAPINGA STREET TRUGANINA
VIC 3029**

4 2 2

Sold Price

^{RS}

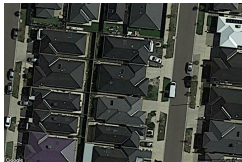
\$652,000

Sold Date

08-Mar-22

Distance

0.08km



**21 BARNESLEY STREET TRUGANINA
VIC 3029**

4 2 2

Sold Price

^{RS}

\$665,000

Sold Date

03-May-22

Distance

0.35km



**4 CONSTELLATION CIRCUIT
TRUGANINA VIC 3029**

4 2 2

Sold Price

\$670,000

Sold Date

29-Jan-22

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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