

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

2 BROKEN WAY 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

\$770,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2023

to

30 Sep 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 GALERAS STREET TRUGANINA VIC 3029	\$784,000	24-Jul-24
59 CLARA AVENUE TRUGANINA VIC 3029	\$890,000	14-Aug-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: 14 October 2024



**2 GALERAS STREET TRUGANINA
VIC 3029**

 4  2  1

Sold Price

^{RS} **\$784,000** Sold Date **24-Jul-24**

Distance **0.29km**



**59 CLARA AVENUE TRUGANINA
VIC 3029**

 5  3  2

Sold Price

\$890,000 Sold Date **14-Aug-24**

Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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