

## 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

34 TONY DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2023

to

30 Nov 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

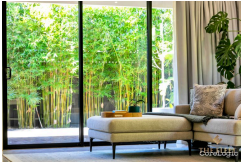
Date of sale

8 DISTINCTION CRESCENT TRUGANINA VIC 3029	\$880,000	06-Aug-24
3 NUNN AVENUE TRUGANINA VIC 3029	\$880,000	19-Jul-24
10 SPITERI PLACE TRUGANINA VIC 3029	\$901,000	24-Sep-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: 13 December 2024



## 8 DISTINCTION CRESCENT TRUGANINA VIC 3029

 4  2  2

Sold Price <sup>RS</sup> **\$880,000** Sold Date **06-Aug-24**

Distance **0.57km**



## 3 NUNN AVENUE TRUGANINA VIC 3029

 3  2  2

Sold Price **\$880,000** Sold Date **19-Jul-24**

Distance **1.18km**



## 10 SPITERI PLACE TRUGANINA VIC 3029

 5  2  2

Sold Price **\$901,000** Sold Date **24-Sep-24**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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