

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

16 CAPRICORN ROAD 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

\$690,000

&

\$740,000

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

19 CAPRICORN ROAD TRUGANINA VIC 3029	\$708,000	28-Jan-23
23 SURYA STREET TRUGANINA VIC 3029	\$740,000	30-May-23
5 KARAS STREET TRUGANINA VIC 3029	\$725,000	23-Jun-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: 02 June 2023


19 CAPRICORN ROAD TRUGANINA VIC 3029

Sold Price

\$708,000

Sold Date

28-Jan-23


4



2



4

Distance

0.06km

23 SURYA STREET TRUGANINA VIC 3029

Sold Price

^{RS}
\$740,000

Sold Date

30-May-23


4



2



2

Distance

0.19km

5 KARAS STREET TRUGANINA VIC 3029

Sold Price

\$725,000

Sold Date

23-Jun-22


4



2



2

Distance

0.22km
RS = Recent sale

UN = Undisclosed Sale

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