

## 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

5 CABARITA STREET 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

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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

5 GRADUATE STREET TRUGANINA VIC 3029	\$721,000	05-Jul-24
18 BOTANICAL DRIVE TRUGANINA VIC 3029	\$720,000	20-May-24
5 KEATS COURT TRUGANINA VIC 3029	\$698,000	20-Jul-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 August 2024



**5 GRADUATE STREET TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$721,000**

Sold Date

**05-Jul-24**

4 2 2

Distance

**0.86km**



**18 BOTANICAL DRIVE TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**20-May-24**

4 2 2

Distance

**1.15km**



**5 KEATS COURT TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$698,000**

Sold Date

**20-Jul-24**

4 2 2

Distance

**1.34km**

RS = Recent sale

UN = Undisclosed Sale

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