

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

4 YUKON 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 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

80 PANAI A BOULEVARD TRUGANINA VIC 3029	\$690,000	13-Dec-22
18 CONONDALE AVENUE TRUGANINA VIC 3029	\$697,500	13-Dec-22
4 SANGRE STREET TRUGANINA VIC 3029	\$727,000	21-Nov-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: 21 March 2023



**80 PANAIA BOULEVARD
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$690,000** Sold Date **13-Dec-22**

Distance **2.14km**



**18 CONONDALE AVENUE
TRUGANINA VIC 3029**

 4  2  2

Sold Price **\$697,500** Sold Date **13-Dec-22**

Distance **0.32km**



**4 SANGRE STREET TRUGANINA
VIC 3029**

 4  2  2

Sold Price **\$727,000** Sold Date **21-Nov-22**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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