

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

10 GALERAS 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

\$235,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Truganina

Period-from

01 Jun 2021

to

31 May 2022

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

17 STILO CRESCENT TRUGANINA VIC 3029	\$230,000	18-Dec-20
90 HIGHLINE BOULEVARD TRUGANINA VIC 3029	\$253,000	16-Mar-21
198 CLARA AVENUE TRUGANINA VIC 3029	\$254,200	11-Mar-21

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: 08 June 2022



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**17 STILO CRESCENT TRUGANINA
VIC 3029**

Sold Price

\$230,000

Sold Date

18-Dec-20

- - 2

Distance

1.5km



**90 HIGHLINE BOULEVARD
TRUGANINA VIC 3029**

Sold Price

\$253,000

Sold Date

16-Mar-21

- - -

Distance

0.12km



**198 CLARA AVENUE TRUGANINA
VIC 3029**

Sold Price

\$254,200

Sold Date

11-Mar-21

- - -

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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