

## 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

25 AZAS STREET TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

Other

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 17 BRATAN WAY TRUGANINA VIC 3029       | \$650,000 | 13-Jan-23 |
| 80 PANAIA BOULEVARD TRUGANINA VIC 3029 | \$690,000 | 04-Jan-23 |
| 18 CONONDALE AVENUE TRUGANINA VIC 3029 | \$697,500 | 16-Dec-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: 01 February 2023


**17 BRATAN WAY TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$650,000**

Sold Date

**13-Jan-23**
 4
 2
 2

Distance

**1.26km**

**80 PANAIA BOULEVARD TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**04-Jan-23**
 4
 2
 2

Distance

**1.08km**

**18 CONONDALE AVENUE TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$697,500**

Sold Date

**16-Dec-22**
 4
 2
 2

Distance

**1.66km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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