

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

3 Kristini Place, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000

&

\$620,000

Median sale price

Median price \$650,000

Property Type House

Suburb Truganina

Period - From 01/04/2022

to

31/03/2023

Source REIV

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 six 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
1	72 James Cook Dr TRUGANINA 3029	\$630,000	06/06/2023
2	38 Neroli Cr TRUGANINA 3029	\$625,000	30/01/2023
3	10 Circuit Dr TRUGANINA 3029	\$585,000	10/12/2022

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 six months.~~

This Statement of Information was prepared on:

09/06/2023 09:24



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median House Price

Year ending March 2023: \$650,000

Comparable Properties



72 James Cook Dr TRUGANINA 3029 (REI)

Agent Comments

 4  2  2

Price: \$630,000

Method: Private Sale

Date: 06/06/2023

Property Type: House

Land Size: 445 sqm approx



38 Neroli Cr TRUGANINA 3029 (REI/VG)

Agent Comments

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 30/01/2023

Property Type: House

Land Size: 350 sqm approx



10 Circuit Dr TRUGANINA 3029 (REI/VG)

Agent Comments

 4  2  2

Price: \$585,000

Method: Auction Sale

Date: 10/12/2022

Property Type: House

Land Size: 464 sqm approx

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