

## 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

6 KALIMNA WAY 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

\$779,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2024

to

31 Jan 2025

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

6 VANTAGE PLACE TRUGANINA VIC 3029	\$740,000	12-Nov-24
22 TREVOR CRESCENT TRUGANINA VIC 3029	\$856,000	24-Oct-24
38 TREVOR CRESCENT TRUGANINA VIC 3029	\$800,000	07-Sep-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: 13 February 2025



## 6 VANTAGE PLACE TRUGANINA VIC 3029

4 2 2

Sold Price **\$740,000** Sold Date **12-Nov-24**

Distance **0.4km**

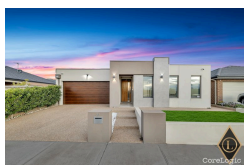


## 22 TREVOR CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price **\$856,000** Sold Date **24-Oct-24**

Distance **0.57km**



## 38 TREVOR CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price **\$800,000** Sold Date **07-Sep-24**

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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