

## 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

17 PEDLEY 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

\$945,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 AQUARIUS STREET TRUGANINA VIC 3029	\$995,000	14-Nov-24
13 SENTINEL PARADE TRUGANINA VIC 3029	\$950,000	04-Nov-24
69 HAYSTACK DRIVE TRUGANINA VIC 3029	\$1,000,000	24-Aug-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: 24 January 2025



**5 AQUARIUS STREET TRUGANINA  
VIC 3029**

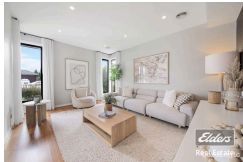
4 3 2

Sold Price

<sup>RS</sup> **\$995,000**

Sold Date **14-Nov-24**

Distance **0.95km**



**13 SENTINEL PARADE TRUGANINA  
VIC 3029**

5 3 2

Sold Price

**\$950,000**

Sold Date **04-Nov-24**

Distance **2.6km**



**69 HAYSTACK DRIVE TRUGANINA  
VIC 3029**

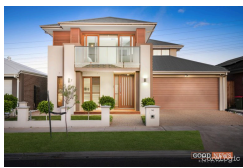
4 2 2

Sold Price

**\$1,000,000**

Sold Date **24-Aug-24**

Distance **0.49km**



**94 CLEMENTINE BOULEVARD  
TARNEIT VIC 3029**

5 3 2

Sold Price

**\$955,000**

Sold Date **29-Jun-24**

Distance **3.63km**

RS = Recent sale

UN = Undisclosed Sale

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