

## 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

41 EVANDALE DRIVE 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

\$660,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2023

to

31 Oct 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

7 MERCY STREET TRUGANINA VIC 3029	\$680,000	15-Jul-24
14 MERCY STREET TRUGANINA VIC 3029	\$750,000	05-Jul-24
7 KARAS STREET TRUGANINA VIC 3029	\$720,000	23-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: 19 November 2024



**7 MERCY STREET TRUGANINA VIC 3029** Sold Price **\$680,000** Sold Date **15-Jul-24**

 4  2  2

Distance **0.19km**



**14 MERCY STREET TRUGANINA VIC 3029** Sold Price **\$750,000** Sold Date **05-Jul-24**

 4  2  2

Distance **0.24km**



**7 KARAS STREET TRUGANINA VIC 3029** Sold Price <sup>RS</sup> **\$720,000** Sold Date **23-Sep-24**

 4  2  2

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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