

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

89 CRAYCROFT ROAD TRUGANINA VIC 3029

Indicative selling price

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

Single Price

\$688,550

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$372,150

Property type

Land

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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

3 PACAYA STREET TRUGANINA VIC 3029	\$637,000	22-Aug-24
2 ARARAT STREET TRUGANINA VIC 3029	\$650,000	23-Jul-24
66 CAULONIA DRIVE TRUGANINA VIC 3029	\$650,000	21-May-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: 27 August 2024



3 PACAYA STREET TRUGANINA VIC 3029

4 2 2

Sold Price

^{RS} **\$637,000** Sold Date **22-Aug-24**

Distance **0.37km**



2 ARARAT STREET TRUGANINA VIC 3029

4 2 2

Sold Price

^{RS} **\$650,000** Sold Date **23-Jul-24**

Distance **0.25km**



66 CAULONIA DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price

\$650,000 Sold Date **21-May-24**

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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