

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

1/5 ASSUMPTION CLOSE 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

\$519,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Truganina

Period-from

01 Sep 2023

to

31 Aug 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

1/15 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$521,000	04-Jun-24
1/13 STABLE DRIVE TRUGANINA VIC 3029	\$535,000	30-Jul-24
1/59 CARADON DRIVE TRUGANINA VIC 3029	\$567,000	18-Jul-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: 12 September 2024



1/15 HORSESHOE CIRCUIT TRUGANINA VIC 3029

3 2 1

Sold Price **\$521,000** Sold Date **04-Jun-24**

Distance **0.44km**



1/13 STABLE DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price ^{RS} **\$535,000** Sold Date **30-Jul-24**

Distance **0.45km**



1/59 CARADON DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price ^{RS} **\$567,000** Sold Date **18-Jul-24**

Distance **1.66km**

RS = Recent sale

UN = Undisclosed Sale

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