

## 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

31 APPALACHIAN STREET 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

or range  
between

\$279,000

&

\$305,000

### 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 DIRAN WAY TRUGANINA VIC 3029	\$295,000	07-Aug-24
21 SECHURA ROAD TRUGANINA VIC 3029	\$292,500	24-Nov-24
32 SECHURA ROAD TRUGANINA VIC 3029	\$292,500	18-Oct-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: 29 January 2025



**5 DIRAN WAY TRUGANINA VIC 3029**

 3  
  3  
  2

Sold Price

**\$295,000**

Sold Date **07-Aug-24**

Distance **0.08km**



**21 SECHURA ROAD TRUGANINA VIC 3029**

 -  
  -  
  -

Sold Price

**\$292,500**

Sold Date **24-Nov-24**

Distance **1.17km**



**32 SECHURA ROAD TRUGANINA VIC 3029**

 3  
  2  
  -

Sold Price

Sold Date **18-Oct-24**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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