

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

20 MEADOWSWEET AVENUE 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

\$680,000

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

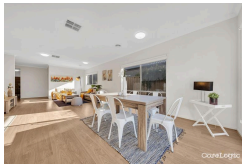
Date of sale

53 HAYSTACK DRIVE TRUGANINA VIC 3029	\$685,500	05-Dec-24
131 CODRINGTON ROAD TRUGANINA VIC 3029	\$735,000	01-Nov-24
570 MORRIS ROAD TRUGANINA VIC 3029	\$708,000	17-Jan-25

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: 31 January 2025



**53 HAYSTACK DRIVE TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$685,500

Sold Date **05-Dec-24**

Distance **0.92km**



**131 CODRINGTON ROAD
TRUGANINA VIC 3029**

4 2 2

Sold Price

\$735,000

Sold Date **01-Nov-24**

Distance **1.38km**



**570 MORRIS ROAD TRUGANINA
VIC 3029**

4 2 2

Sold Price

^{RS} **\$708,000** ^{UN}

Sold Date **17-Jan-25**

Distance **1.59km**

RS = Recent sale

UN = Undisclosed Sale

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