

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

3 SOUVENIR STREET 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

or range
between

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2022

to

31 Dec 2022

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 LAMINA STREET TRUGANINA VIC 3029	\$729,786	11-Nov-22
9 VANTAGE PLACE TRUGANINA VIC 3029	\$768,500	31-Oct-22
39 HEYFIELD DRIVE TRUGANINA VIC 3029	\$750,000	17-Dec-22

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: 13 January 2023



5 LAMINA STREET TRUGANINA VIC 3029

4 2 2

^{RS} **\$729,786** Sold Date **11-Nov-22**

Distance **0.29km**



9 VANTAGE PLACE TRUGANINA VIC 3029

4 2 2

Sold Price **\$768,500** Sold Date **31-Oct-22**

Distance **0.88km**



39 HEYFIELD DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **17-Dec-22**

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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