

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

6 FINDERS CIRCUIT 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

\$889,000

&

\$969,000

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 AQUARIUS STREET TRUGANINA VIC 3029	\$995,000	14-Nov-24
20 ISHALANA STREET TRUGANINA VIC 3029	\$895,000	04-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: 07 January 2025



5 AQUARIUS STREET TRUGANINA
VIC 3029

Sold Price

^{RS}

\$995,000

Sold Date

14-Nov-24

 4  3  2

Distance

1.14km



20 ISHALANA STREET TRUGANINA
VIC 3029

Sold Price

^{RS}

\$895,000

Sold Date

04-Jan-25

 4  2  2

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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