

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 ALUTU ROAD 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

\$619,000

&

\$659,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2023

to

30 Sep 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

2 OLIVETO AVENUE TRUGANINA VIC 3029	\$622,500	14-Jul-24
66 CAULONIA DRIVE TRUGANINA VIC 3029	\$650,000	21-May-24
7 HANISH STREET TRUGANINA VIC 3029	\$650,000	08-Jun-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: 14 October 2024



**2 OLIVETO AVENUE TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$622,500

Sold Date

14-Jul-24

Distance

0.25km



**66 CAULONIA DRIVE TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$650,000

Sold Date

21-May-24

Distance

0.48km



**7 HANISH STREET TRUGANINA VIC
3029**

4 2 2

Sold Price

Sold Date

08-Jun-24

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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