

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 4 Mercy Street, Truganina, VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$550,000

&

\$580,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Truganina (3029)

Period - From

01/09/2023

to

31/08/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
78 ALCOCK ROAD TRUGANINA VIC 3029	\$550,000	30/05/2024
14 CANARY CLOSE TRUGANINA VIC 3029	\$531,000	21/09/2024
42 BUNCH WALK TRUGANINA VIC 3029	\$545,000	01/05/2024

This Statement of Information was prepared on: 24/09/2024