

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

1 AJAX 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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

8 GUTHRIE WAY TRUGANINA VIC 3029	\$625,000	21-May-24
8 YANDEE COURT TRUGANINA VIC 3029	\$615,000	08-Mar-24
17 AJAX STREET TRUGANINA VIC 3029	\$646,000	13-May-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: 15 August 2024



8 GUTHRIE WAY TRUGANINA VIC 3029

Sold Price

\$625,000

Sold Date

21-May-24



4



2



2

Distance

0.99km



8 YANDEE COURT TRUGANINA VIC 3029

Sold Price

\$615,000

Sold Date

08-Mar-24



4



2



2

Distance

0.65km



17 AJAX STREET TRUGANINA VIC 3029

Sold Price

^{RS} **\$646,000**

Sold Date

13-May-24



4



2



2

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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