

## 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

15 SCOTSMITH CRESCENT TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

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 EVERHOLME DRIVE TRUGANINA VIC 3029  | \$660,000 | 15-Feb-24 |
| 24 OMAROO STREET TRUGANINA VIC 3029   | \$660,000 | 18-Jun-24 |
| 12 SMETHWICK COURT TRUGANINA VIC 3029 | \$658,000 | 10-Mar-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: 05 August 2024



## 8 EVERHOLME DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price

**\$660,000**

Sold Date

**15-Feb-24**

Distance

**1.51km**



## 24 OMAROO STREET TRUGANINA VIC 3029

4 2 2

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**18-Jun-24**

Distance

**1.62km**



## 12 SMETHWICK COURT TRUGANINA VIC 3029

4 2 2

Sold Price

**\$658,000**

Sold Date

**10-Mar-24**

Distance

**1.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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