

## 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

29 BRIGALOW DRIVE TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$549,000

&

\$569,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2024

to

31 Jan 2025

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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 19 FOX WALK TRUGANINA VIC 3029   | \$530,000 | 06-Sep-24 |
| 2 AJAX STREET TRUGANINA VIC 3029 | \$575,000 | 17-Jan-25 |
| 28 RYMILL WAY TRUGANINA VIC 3029 | \$560,000 | 18-Sep-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: 06 February 2025

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**19 FOX WALK TRUGANINA VIC  
3029**

 3  2  1

Sold Price **\$530,000** Sold Date **06-Sep-24**

Distance **0.66km**



**2 AJAX STREET TRUGANINA VIC  
3029**

 3  2  1

Sold Price <sup>RS</sup> **\$575,000** Sold Date **17-Jan-25**

Distance **0.68km**



**28 RYMILL WAY TRUGANINA VIC  
3029**

 3  2  1

Sold Price **\$560,000** Sold Date **18-Sep-24**

Distance **0.7km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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