

## 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 VENTON STREET 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

\$640,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2023

to

30 Nov 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 SHOWERTREE STREET TRUGANINA VIC 3029	\$642,000	02-Nov-23
31 MANGOSTEEN DRIVE TRUGANINA VIC 3029	\$660,000	15-Jul-24
11 CODRINGTON ROAD TRUGANINA VIC 3029	\$659,000	12-Sep-23

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.~~

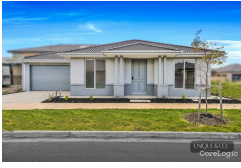
This Statement of Information was prepared on: 04 December 2024



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**8 SHOWERTREE STREET  
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$642,000** Sold Date **02-Nov-23**

Distance **0.33km**



**31 MANGOSTEEN DRIVE  
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$660,000** Sold Date **15-Jul-24**

Distance **0.33km**



**11 CODRINGTON ROAD  
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$659,000** Sold Date **12-Sep-23**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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