

## 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

13 MEADOWSWEET AVENUE 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

\$779,000

&

\$819,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2024

to

31 Dec 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

34 STOCKMANS DRIVE TRUGANINA VIC 3029	\$780,000	06-Jan-25
39 MALING ROAD TRUGANINA VIC 3029	\$810,000	06-Dec-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: 13 January 2025



**34 STOCKMANS DRIVE  
TRUGANINA VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup> **\$780,000**

Sold Date **06-Jan-25**

Distance **1.3km**



**39 MALING ROAD TRUGANINA VIC  
3029**

 4  2  2

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date **06-Dec-24**

Distance **1.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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