

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

6 FRANK AVENUE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Apr 2023

to

31 Mar 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 CAMINI GROVE TRUGANINA VIC 3029	\$645,000	08-Oct-23
4 CARLA MEWS TRUGANINA VIC 3029	\$675,000	27-Oct-23
24 AMUKTA ROAD TRUGANINA VIC 3029	\$665,000	23-Oct-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: 08 April 2024



8 CAMINI GROVE TRUGANINA VIC 3029

Sold Price

\$645,000

Sold Date

08-Oct-23



4



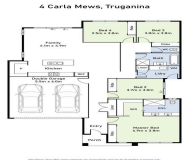
2



2

Distance

0.21km



4 CARLA MEWS TRUGANINA VIC 3029

Sold Price

\$675,000

Sold Date

27-Oct-23



4



2



2

Distance

0.31km



24 AMUKTA ROAD TRUGANINA VIC 3029

Sold Price

\$665,000

Sold Date

23-Oct-23



4



2



2

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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