

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

7 GOLDSBOROUGH ROAD 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

\$970,000

&

\$1,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$358,350

Property type

Land

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

154 ALCOCK ROAD TRUGANINA VIC 3029	\$1,100,000	08-Aug-24
9 BRODRICK WAY TRUGANINA VIC 3029	\$961,000	18-Nov-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: 31 January 2025

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**154 ALCOCK ROAD TRUGANINA
VIC 3029**

4 2 2

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Aug-24**

Distance **2.64km**



**9 BRODRICK WAY TRUGANINA
VIC 3029**

4 2 2

Sold Price **\$961,000** Sold Date **18-Nov-24**

Distance **3.02km**

RS = Recent sale

UN = Undisclosed Sale

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