

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

41 APHRODITE DRIVE 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

\$299,000

&

\$319,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$393,200

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2022

to

31 Aug 2023

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

5 PENZANCE STREET TRUGANINA VIC 3029	\$330,000	29-Aug-23
9 BACALL STREET TRUGANINA VIC 3029	\$339,000	30-Mar-23
11 CALHOON STREET TRUGANINA VIC 3029	\$348,000	06-Apr-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: 25 September 2023



**5 PENZANCE STREET TRUGANINA
VIC 3029**

Sold Price

RS

\$330,000

Sold Date

29-Aug-23



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Distance

1.95km



**9 BACALL STREET TRUGANINA
VIC 3029**

Sold Price

\$339,000

Sold Date

30-Mar-23



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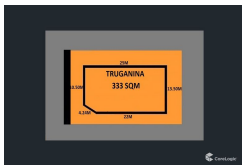
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Distance

1.42km



**11 CALHOON STREET TRUGANINA
VIC 3029**

Sold Price

\$348,000

Sold Date

06-Apr-23



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Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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