

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

2 FORTUNE STREET 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

\$729,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Truganina

Period-from

01 May 2021

to

30 Apr 2022

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

3 COMPTON STREET TRUGANINA VIC 3029	\$740,000	20-Sep-21
3 KIMBA CIRCUIT TRUGANINA VIC 3029	\$760,000	04-Nov-21
8 RYE STREET TRUGANINA VIC 3029	\$743,000	06-Jan-21

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: 09 May 2022



**3 COMPTON STREET TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$740,000

Sold Date

20-Sep-21

Distance

0.29km



**3 KIMBA CIRCUIT TRUGANINA VIC
3029**

4 2 2

Sold Price

\$760,000

Sold Date

04-Nov-21

Distance

0.38km



**8 RYE STREET TRUGANINA VIC
3029**

4 2 2

Sold Price

\$743,000

Sold Date

06-Jan-21

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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