

# 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 122 Talliver Terrace, Truganina, Vic 3029


### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$709,000

### Median sale price

Median price \$652,500 Property type *House* Suburb Truganina

Period - From 01/07/2024 to 30/09/2024 Source  PropTrack

### 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 six 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 |
|--|-----------|--------------|
| 54 Talliver Terrace, Truganina, VIC 3029 | \$710,000 | 09/09/2024   |
| 7 Bellevue Drive, Truganina, VIC 3029    | \$750,000 | 18/06/2024   |
| 21 Bellevue Drive, Truganina, VIC 3029   | \$700,000 | 29/07/2024   |

**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 six months.

This Statement of Information was prepared on: 08/10/2024