

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

5 MARWOOD 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

\$860,000

&

\$900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Feb 2024

to

31 Jan 2025

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

9 BRODRICK WAY TRUGANINA VIC 3029	\$961,000	18-Nov-24
154 ALCOCK ROAD TRUGANINA VIC 3029	\$1,100,000	13-Dec-19
49 LATITUDE PROMENADE TRUGANINA VIC 3029	\$920,000	14-Jan-25

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: 28 February 2025



**9 BRODRICK WAY TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$961,000

Sold Date **18-Nov-24**

Distance **2.95km**



**154 ALCOCK ROAD TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$1,100,000

Sold Date **13-Dec-19**

Distance **2.58km**



**49 LATITUDE PROMENADE
TRUGANINA VIC 3029**

4 2 2

Sold Price

\$920,000

Sold Date **14-Jan-25**

Distance **2.73km**

RS = Recent sale

UN = Undisclosed Sale

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