

## 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

26 BANAHAW ROAD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$515,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 23 BELLEVUE DRIVE TRUGANINA VIC 3029     | \$575,000 | 06-Oct-23 |
| 27 LATITUDE PROMENADE TRUGANINA VIC 3029 | \$525,000 | 12-Sep-23 |
| 33 REETAJ CRESCENT TRUGANINA VIC 3029    | \$500,000 | 14-Aug-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: 17 May 2024



## 23 BELLEVUE DRIVE TRUGANINA VIC 3029

Sold Price **\$575,000** Sold Date **06-Oct-23**

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Distance **10.38km**



## 27 LATITUDE PROMENADE TRUGANINA VIC 3029

Sold Price **\$525,000** Sold Date **12-Sep-23**

4 
 3 
 -

Distance **9.69km**



## 33 REETAJ CRESCENT TRUGANINA VIC 3029

Sold Price **\$500,000** Sold Date **14-Aug-23**

4 
 5 
 -

Distance **12.21km**

RS = Recent sale UN = Undisclosed Sale

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