

## 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

29 GOLDSBOROUGH ROAD TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$399,000

&

\$439,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Aug 2021

to

31 Jul 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

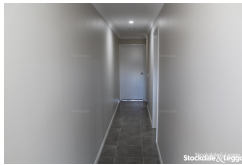
Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 35 GOLDSBOROUGH ROAD TRUGANINA VIC 3029 | \$435,000 | 18-Jan-22 |
| 60 MARWOOD AVENUE TRUGANINA VIC 3029    | \$420,000 | 23-Mar-22 |
| 25 VETIVER AVENUE TRUGANINA VIC 3029    | \$475,000 | 22-Jul-22 |

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: 15 August 2022


**35 GOLDSBOROUGH ROAD  
TRUGANINA VIC 3029**
 2  2  1

Sold Price **\$435,000** Sold Date **18-Jan-22**

Distance **0.02km**

**60 MARWOOD AVENUE  
TRUGANINA VIC 3029**
 2  2  1

Sold Price **\$420,000** Sold Date **23-Mar-22**

Distance **0.17km**

**25 VETIVER AVENUE TRUGANINA  
VIC 3029**
 2  2  1

Sold Price <sup>RS</sup> **\$475,000** Sold Date **22-Jul-22**

Distance **0.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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