

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 450 MORRIS 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 \$599,000 & \$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$645,000 \*House ☐ x \*Unit ☐ Suburb TRUGANINA  
Period - From 01 Oct 2023 to 30 Sep 2024 Source Core Logic

### Comparable property sales

**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
1. 1 DOMINION TERRACE, TRUGANINA VIC 3029	\$620,000	01-June- 24
2. 8 ANDREW ROAD, TRUGANINA VIC 3029	\$650,000	08 –March - 24
3. 3 LOOKOUT WAY, TARNEIT VIC 3029	\$630,000	14 – Aug - 24

**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.

Property data source: Corelogic.com.au. Generated on 16/10/2024