

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

42 CAULONIA DRIVE 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

\$595,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$332,050

Property type

Land

Suburb

Truganina

Period-from

01 Dec 2021

to

30 Nov 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

6 ALUTU ROAD TRUGANINA VIC 3029	\$630,000	17-Aug-22
12 BRATAN WAY TRUGANINA VIC 3029	\$650,000	20-Jul-22
4 WESTBURY AVENUE ROCKBANK VIC 3335	\$625,000	02-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.~~

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6 ALUTU ROAD TRUGANINA VIC 3029

Sold Price

\$630,000

Sold Date

17-Aug-22



3



2



2

Distance

0.37km



12 BRATAN WAY TRUGANINA VIC 3029

Sold Price

\$650,000

Sold Date

20-Jul-22



4



2



2

Distance

0.35km



4 WESTBURY AVENUE ROCKBANK VIC 3335

Sold Price

\$625,000

Sold Date

02-Jul-22



4



2



1

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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