

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

9 AQUARIUS STREET 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

\$998,000

&

\$1,097,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$652,750

Property type

House

Suburb

Truganina

Period-from

01 Aug 2022

to

31 Jul 2023

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

34 SKYPAC DRIVE TRUGANINA VIC 3029	\$1,145,000	16-Feb-23
160 ALCOCK ROAD TRUGANINA VIC 3029	\$1,230,000	10-Mar-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: 02 August 2023



34 SKYPAC DRIVE TRUGANINA VIC 3029

Sold Price

\$1,145,000

Sold Date

16-Feb-23

 4  3  2

Distance

0.32km



160 ALCOCK ROAD TRUGANINA VIC 3029

Sold Price

\$1,230,000

Sold Date

10-Mar-23

 5  3  2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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