

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 9 DONAHUE 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 \$520,000 & \$570,000

Median sale price

(*Delete house or unit as applicable)

Median price \$332,050 *House ☐ *Land ☒ Suburb TRUGANINA

Period - From 01 Dec 2021 to 30 Nov 2022 Source CoreLogic

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
20 LUMBROOK PARADE TRUGANINA VIC 3029	\$530,000	14-Dec-21
69 ALCOCK ROAD TRUGANINA VIC 3029	\$650,000	15-Aug-22
30 TREVOR CRESECNT TRUGANINA VIC 3029	\$527,000	30-Sep-21

Property data source: Corelogic.com.au. Generated on 13th December 2022.