

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

89 FEDERATION BOULEVARD 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

\$625,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2022

to

31 Dec 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

| | | |
|--|-----------|-----------|
| 49 VICTORIA STREET TRUGANINA VIC 3029 | \$655,000 | 11-Dec-22 |
| 36 MERRIBAH WAY TRUGANINA VIC 3029 | \$662,000 | 20-Dec-22 |
| 24 DISTINCTION CRESCENT TRUGANINA VIC 3029 | \$705,000 | 21-Nov-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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49 Victoria Street, Truganina

**49 VICTORIA STREET TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$655,000

Sold Date

11-Dec-22

Distance

0.91km



**36 MERRIBAH WAY TRUGANINA
VIC 3029**

4 2 2

Sold Price

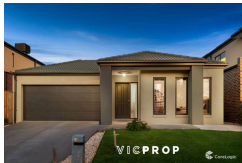
^{RS} **\$662,000**

Sold Date

20-Dec-22

Distance

1.96km



**24 DISTINCTION CRESCENT
TRUGANINA VIC 3029**

4 2 2

Sold Price

^{RS} **\$705,000** ^{UN}

Sold Date

21-Nov-22

Distance

2.04km



**4 STONY BROOK WAY
TRUGANINA VIC 3029**

4 2 2

Sold Price

^{RS} **\$640,000**

Sold Date

16-Jan-23

Distance

2.66km

RS = Recent sale

UN = Undisclosed Sale

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