

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

2/35 MEMPHIS 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

\$525,000

&

\$545,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/16 STARFLOWER WAY TRUGANINA VIC 3029	\$525,000	06-May-24
2/12 STARFLOWER WAY TRUGANINA VIC 3029	\$521,000	24-Feb-24
1/68 WESTMEADOWS LANE TRUGANINA VIC 3029	\$523,000	09-May-24

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: 12 August 2024

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**2/16 STARFLOWER WAY
TRUGANINA VIC 3029**

3 2 1

Sold Price ^{RS} **\$525,000** Sold Date **06-May-24**

Distance **0.47km**



**2/12 STARFLOWER WAY
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$521,000** Sold Date **24-Feb-24**

Distance **0.48km**



**1/68 WESTMEADOWS LANE
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$523,000** Sold Date **09-May-24**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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