

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

24 DISTINCTION CRESCENT 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2021

to

30 Sep 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 UNIVERSITY ROAD TRUGANINA VIC 3029	\$725,000	28-Jun-22
32 TONY DRIVE TRUGANINA VIC 3029	\$755,000	05-Aug-22
64 JAMES COOK DRIVE TRUGANINA VIC 3029	\$720,000	28-May-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.~~

This Statement of Information was prepared on: 02 October 2022


6 UNIVERSITY ROAD TRUGANINA VIC 3029
 4  2  2

Sold Price

\$725,000

Sold Date

28-Jun-22

Distance

0.12km

32 TONY DRIVE TRUGANINA VIC 3029
 4  2  2

Sold Price

^{RS} **\$755,000**

Sold Date

05-Aug-22

Distance

0.46km

64 JAMES COOK DRIVE TRUGANINA VIC 3029
 4  2  2

Sold Price

\$720,000

Sold Date

28-May-22

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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