

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

34 HERMES ROAD 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

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2022

to

31 May 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

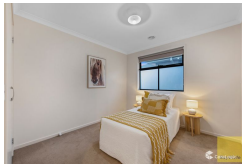
Date of sale

23 SURYA STREET TRUGANINA VIC 3029	\$740,000	30-May-23
4 MAYFIELD AVENUE TRUGANINA VIC 3029	\$686,000	09-Apr-23
23 LARNOOK CRESCENT TRUGANINA VIC 3029	\$676,667	13-Apr-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: 09 June 2023



**23 SURYA STREET TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$740,000** Sold Date **30-May-23**

4 2 2

Distance **0.23km**



**4 MAYFIELD AVENUE TRUGANINA
VIC 3029**

Sold Price

\$686,000 Sold Date **09-Apr-23**

4 2 2

Distance **0.57km**



**23 LARNOOK CRESCENT
TRUGANINA VIC 3029**

Sold Price

\$676,667 Sold Date **13-Apr-23**

4 2 2

Distance **0.8km**

RS = Recent sale **UN** = Undisclosed Sale

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