

## 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

254B SAYERS ROAD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2022

to

30 Jun 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

9 ELLAND CIRCUIT TRUGANINA VIC 3029	\$600,000	31-May-23
59 DOVER STREET TRUGANINA VIC 3029	\$608,000	26-May-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: 06 July 2023


**9 ELLAND CIRCUIT TRUGANINA  
VIC 3029**
 3    2    1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date

**31-May-23**

Distance

**1.1km**

**59 DOVER STREET TRUGANINA  
VIC 3029**
 3    2    2

Sold Price

<sup>RS</sup> **\$608,000**

Sold Date

**26-May-23**

Distance

**0.4km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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