

## 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

5 GRADUATE STREET 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

\$720,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 3 EDUCATION CIRCUIT TRUGANINA VIC 3029 | \$720,000 | 29-Jun-23 |
| 56 TALLIVER TERRACE TRUGANINA VIC 3029 | \$732,000 | 14-Jan-23 |
| 28 DOYLE COURT TRUGANINA VIC 3029      | \$750,000 | 13-Jul-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: 21 May 2024



## 3 EDUCATION CIRCUIT TRUGANINA VIC 3029

4 2 2

Sold Price **\$720,000** Sold Date **29-Jun-23**

Distance **0.22km**



## 56 TALLIVER TERRACE TRUGANINA VIC 3029

4 2 2

Sold Price **\$732,000** Sold Date **14-Jan-23**

Distance **0.36km**



## 28 DOYLE COURT TRUGANINA VIC 3029

4 2 2

Sold Price **\$750,000** Sold Date **13-Jul-23**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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