

## 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

20 SARETTE RETREAT TRUGANINA VIC 3029

### Indicative selling price

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

Single Price

or range  
between

\$520,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$478,949

Property type

Unit

Suburb

Truganina

Period-from

01 Jan 2024

to

31 Dec 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

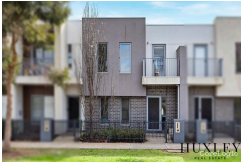
Date of sale

15 PENNYROYAL AVENUE TRUGANINA VIC 3029	\$525,000	02-Nov-24
1 STARFLOWER WAY TRUGANINA VIC 3029	\$520,000	28-Oct-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: 20 January 2025



**15 PENNYROYAL AVENUE  
TRUGANINA VIC 3029**

3 2 2

Sold Price **\$525,000** Sold Date **02-Nov-24**

Distance **0.05km**



**1 STARFLOWER WAY TRUGANINA  
VIC 3029**

3 2 2

Sold Price <sup>RS</sup> **\$520,000** Sold Date **28-Oct-24**

Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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