

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

6 KALIMNA WAY 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

\$699,999

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Truganina

Period-from

01 Apr 2024

to

31 Mar 2025

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 VANTAGE PLACE TRUGANINA VIC 3029	\$740,000	12-Nov-24
4 KONDALILLA DRIVE TRUGANINA VIC 3029	\$720,000	03-Dec-24
19 EUROPE STREET TRUGANINA VIC 3029	\$747,000	16-Nov-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: 04 April 2025



6 VANTAGE PLACE TRUGANINA VIC 3029

Sold Price

\$740,000

Sold Date

12-Nov-24



4



2



2

Distance

0.4km



4 KONDALILLA DRIVE TRUGANINA VIC 3029

Sold Price

\$720,000

Sold Date

03-Dec-24



4



2



2

Distance

0.36km



19 EUROPE STREET TRUGANINA VIC 3029

Sold Price

\$747,000

Sold Date

16-Nov-24



4



2



2

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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