

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

92 TANGLEWOOD BOULEVARD 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

\$899,000

&

\$988,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2024

to

28 Feb 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 FINDERS CIRCUIT TRUGANINA VIC 3029	\$900,000	29-Jan-25
20 BRUNSWICK DRIVE TRUGANINA VIC 3029	\$965,000	07-Mar-25
81 TREVOR CRESCENT TRUGANINA VIC 3029	\$902,000	05-Feb-25

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: 26 March 2025



6 FINDERS CIRCUIT TRUGANINA VIC 3029

 4  2  2

Sold Price

\$900,000

Sold Date

29-Jan-25

Distance

0.45km



20 BRUNSWICK DRIVE TRUGANINA VIC 3029

 5  2  2

Sold Price

^{RS} **\$965,000**

Sold Date

07-Mar-25

Distance

0.65km



81 TREVOR CRESCENT TRUGANINA VIC 3029

 4  2  2

Sold Price

\$902,000

Sold Date

05-Feb-25

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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