

## 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 ROCCELLA AVENUE 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

\$400,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,800

Property type

Land

Suburb

Truganina

Period-from

01 May 2024

to

30 Apr 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

8 DANA DRIVE TRUGANINA VIC 3029	\$405,000	03-Dec-24
29 WEYBA STREET TRUGANINA VIC 3029	\$422,600	12-Dec-24
5 CARDING STREET TRUGANINA VIC 3029	\$388,000	10-Jan-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.~~

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Good News

P 0397491112

M 0397491112

E admin@goodnewsre.com.au



### 8 DANA DRIVE TRUGANINA VIC 3029

Sold Price **\$405,000** Sold Date **03-Dec-24**

 -  -  -

Distance **0.08km**



### 29 WEYBA STREET TRUGANINA VIC 3029

Sold Price **\$422,600** Sold Date **12-Dec-24**

 -  -  -

Distance **0.87km**



### 5 CARDING STREET TRUGANINA VIC 3029

Sold Price **\$388,000** Sold Date **10-Jan-25**

 4  2  2

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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