

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

1 TIRARI STREET 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

\$800,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

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

122 MCKINLEY DRIVE TRUGANINA VIC 3029	\$775,000	04-Oct-24
13 JURA STREET TRUGANINA VIC 3029	\$825,000	27-Aug-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.

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**122 MCKINLEY DRIVE TRUGANINA
VIC 3029**

Sold Price

\$775,000

Sold Date

04-Oct-24

4 2 2

Distance

0.94km



**13 JURA STREET TRUGANINA VIC
3029**

Sold Price

\$825,000

Sold Date

27-Aug-24

4 2 2

Distance

0.8km

RS = Recent sale

UN = Undisclosed Sale

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