

## 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

10 SOUTHDOWN AVENUE 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2023

to

31 Dec 2023

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 4 SELENE STREET TRUGANINA VIC 3029   | \$755,000 | 28-Oct-23 |
| 23 SURYA STREET TRUGANINA VIC 3029   | \$740,000 | 16-May-23 |
| 34 LAWFORD STREET TRUGANINA VIC 3029 | \$749,000 | 18-Dec-23 |

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: 31 January 2024



**4 SELENE STREET TRUGANINA VIC 3029** Sold Price **\$755,000** Sold Date **28-Oct-23**

 4  2  2

Distance **2.33km**



**23 SURYA STREET TRUGANINA VIC 3029** Sold Price **\$740,000** Sold Date **16-May-23**

 4  2  2

Distance **2.19km**



**34 LAWFORD STREET TRUGANINA VIC 3029** Sold Price **\$749,000** Sold Date **18-Dec-23**

 4  2  2

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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