

## 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

12 STOCKMANS DRIVE 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Jul 2023

to

30 Jun 2024

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

7 MOSLEY CRESCENT TRUGANINA VIC 3029	\$708,000	03-Apr-24
22 SILIQUA STREET TARNEIT VIC 3029	\$704,999	01-Jun-24
12 CALLANISH STREET TRUGANINA VIC 3029	\$669,000	08-Jan-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: 02 July 2024



## 7 MOSLEY CRESCENT TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$708,000**

Sold Date **03-Apr-24**

Distance **1.86km**



## 22 SILIQUA STREET TARNEIT VIC 3029

 4  2  2

Sold Price

<sup>RS</sup> **\$704,999**

Sold Date **01-Jun-24**

Distance **1.92km**



## 12 CALLANISH STREET TRUGANINA VIC 3029

 4  2  2

Sold Price

**\$669,000**

Sold Date **08-Jan-24**

Distance **0.35km**

RS = Recent sale

UN = Undisclosed Sale

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