

## 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

18 MERAPI GROVE 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

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Feb 2023

to

31 Jan 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

23 ALISO STREET TRUGANINA VIC 3029	\$590,000	22-Oct-23
10 AMAK GROVE TRUGANINA VIC 3029	\$570,000	23-Jun-23
15 COLACHI ROAD TRUGANINA VIC 3029	\$570,000	18-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: 29 February 2024


**23 ALISO STREET TRUGANINA VIC 3029**

Sold Price

**\$590,000**

Sold Date

**22-Oct-23**
 4
  2
  2

Distance

**1.02km**

**10 AMAK GROVE TRUGANINA VIC 3029**

Sold Price

**\$570,000**

Sold Date

**23-Jun-23**
 4
  2
  2

Distance

**0.38km**

**15 COLACHI ROAD TRUGANINA VIC 3029**

Sold Price

Sold Date

**18-Jan-24**
 3
  2
  2

Distance

**1km**

RS = Recent sale

UN = Undisclosed Sale

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