

## 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

2 ALCOCK ROAD 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

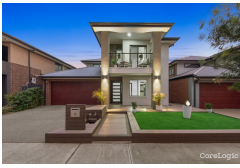
Date of sale

9 PAGE STREET TRUGANINA VIC 3029	\$1,020,000	31-Jan-24
12 DAYBREAK WAY TRUGANINA VIC 3029	\$1,100,000	08-Apr-24
14 TERMINUS STREET TARNEIT VIC 3029	\$1,024,000	24-Apr-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: 01 May 2024



**9 PAGE STREET TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$1,020,000**

Sold Date

**31-Jan-24**

5 3 2

Distance

**0.92km**



**12 DAYBREAK WAY TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$1,100,000**

Sold Date

**08-Apr-24**

5 3 2

Distance

**1.59km**



**14 TERMINUS STREET TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$1,024,000**

Sold Date

**24-Apr-24**

5 3 2

Distance

**2.42km**

RS = Recent sale

UN = Undisclosed Sale

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