# 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

#### 20 GOLDSBOROUGH ROAD 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	\$650,000	<del>or range</del> <del>between</del>	&	
an sale nrice				

## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$649,900	Prope	Property type		House	Suburb Truganina	
Period-from	01 Feb 2023	to	31 Jan 2	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
43 SATURN DRIVE TRUGANINA VIC 3029	\$618,000	30-Nov-23
13 HOLLY GREEN CIRCUIT TRUGANINA VIC 3029	\$581,000	12-Dec-23
9 THYME STREET TRUGANINA VIC 3029	\$575,000	04-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: 07 February 2024



consumer.vic.gov.au



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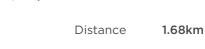
E manny@jupiterrealestate.com.au



	43 SATURN DRIVE TRUGANINA VIC 3029	Sold Price	<sup>RS</sup> \$618,000	Sold Date	30-Nov-23
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Fistnational Winduced	13 HOLLY GREEN CIRCUIT TRUGANINA VIC 3029	Sold Price	\$581,000	Sold Date	12-Dec-23









	9 THYM 3029	IE STRE	ET TRUGANINA VIC	Sold Price	\$575,000	Sold Date 04-Jan-24		
	<b>a</b> 3	2	⇔ <sup>1</sup>			Distance	0.44km	



11 THYME STREET TRUGANINA VIC 3029			Sold Price	<sup>RS</sup> \$570,000	Sold Date	15-Jan-24	
₫ 3	2	G 1				Distance	0.43km

#### **RS** = Recent sale UN = Undisclosed Sale

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