

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 LENA CRESCENT 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Mar 2023

to

29 Feb 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

12 SENTINEL PARADE TRUGANINA VIC 3029	\$990,000	25-Oct-23
42 RAINIER DRIVE TRUGANINA VIC 3029	\$981,500	22-Nov-22
41 RAINIER DRIVE TRUGANINA VIC 3029	\$980,000	20-Sep-22

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: 15 March 2024



12 SENTINEL PARADE TRUGANINA VIC 3029

Sold Price

\$990,000

Sold Date

25-Oct-23

 4  2  2

Distance

1.35km



42 RAINIER DRIVE TRUGANINA VIC 3029

Sold Price

\$981,500

Sold Date

22-Nov-22

 4  3  2

Distance

2.77km



41 RAINIER DRIVE TRUGANINA VIC 3029

Sold Price

\$980,000

Sold Date

20-Sep-22

 5  3  2

Distance

2.75km

RS = Recent sale

UN = Undisclosed Sale

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