

## 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

21 CHAUCER CRESCENT 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

\$879,000

&

\$929,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2022

to

31 Oct 2023

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 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$920,000	03-Nov-22
7 CARISBROOK CIRCUIT TRUGANINA VIC 3029	\$880,000	27-Mar-23
43 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$925,000	24-Jun-23

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: 09 November 2023


**9 ROCKGARDEN DRIVE  
TRUGANINA VIC 3029**
 4  2  2

 Sold Price **\$920,000** Sold Date **03-Nov-22**

 Distance **2.09km**

**7 CARISBROOK CIRCUIT  
TRUGANINA VIC 3029**
 4  2  2

 Sold Price **\$880,000** Sold Date **27-Mar-23**

 Distance **0.21km**

**43 ROCKGARDEN DRIVE  
TRUGANINA VIC 3029**
 4  2  2

 Sold Price **\$925,000** Sold Date **24-Jun-23**

 Distance **2.45km**

RS = Recent sale

UN = Undisclosed Sale

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