

## 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

22 LENA 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

\$840,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$391,000

Property type

Land

Suburb

Truganina

Period-from

01 Apr 2023

to

31 Mar 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

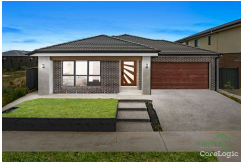
Date of sale

16 LENA CRESCENT TRUGANINA VIC 3029	\$880,000	02-Jan-24
16 CONONDALE AVENUE TRUGANINA VIC 3029	\$900,000	15-Nov-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: 29 April 2024



**16 LENA CRESCENT TRUGANINA  
VIC 3029**

 4  3  2

Sold Price

**\$880,000**

Sold Date

**02-Jan-24**

Distance

**0.04km**



**16 CONONDALE AVENUE  
TRUGANINA VIC 3029**

 5  2  2

Sold Price

**\$900,000**

Sold Date

**15-Nov-23**

Distance

**0.11km**

RS = Recent sale

UN = Undisclosed Sale

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