

## 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

3 CHALLANS STREET 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

\$659,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

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

7 MOSLEY CRESCENT TRUGANINA VIC 3029	\$708,000	03-Apr-24
15 BEATTY AVENUE TRUGANINA VIC 3029	\$705,000	08-Apr-24
14 MIDGARD STREET TRUGANINA VIC 3029	\$680,000	09-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.~~

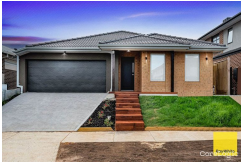
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**7 MOSLEY CRESCENT TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup> **\$708,000**

Sold Date **03-Apr-24**

Distance **0.61km**



**15 BEATTY AVENUE TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

<sup>RS</sup> **\$705,000**

Sold Date **08-Apr-24**

Distance **0.82km**



**14 MIDGARD STREET TRUGANINA  
VIC 3029**

 4  2  2

Sold Price

**\$680,000**

Sold Date **09-Apr-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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