

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 HAYSTACK DRIVE 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

\$840,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

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 SOCIETY BOULEVARD TRUGANINA VIC 3029 | \$968,000 | 06-May-23 |
| 55 HOFFMAN CRESCENT TRUGANINA VIC 3029 | \$897,000 | 24-Jan-24 |
| 14 CONTEVE WAY TRUGANINA VIC 3029 | \$900,000 | 15-May-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: 24 April 2024



16 SOCIETY BOULEVARD TRUGANINA VIC 3029

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Sold Price **\$968,000** Sold Date **06-May-23**

Distance **1.81km**



55 HOFFMAN CRESCENT TRUGANINA VIC 3029

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Sold Price **\$897,000** Sold Date **24-Jan-24**

Distance **0.53km**



14 CONTEVE WAY TRUGANINA VIC 3029

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Sold Price **\$900,000** Sold Date **15-May-23**

Distance **3.63km**

RS = Recent sale

UN = Undisclosed Sale

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