

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

LOT 4925 TIMOR ROAD 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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

Other

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

11 CANVAS STREET TRUGANINA VIC 3029	\$767,000	19-Feb-24
3 MERCY STREET TRUGANINA VIC 3029	\$776,000	28-Oct-23
34 CAPRICORN ROAD TRUGANINA VIC 3029	\$780,000	02-Feb-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.~~

This Statement of Information was prepared on: 08 May 2024

Raj Panjwani

M 0470648329

E raj.panjwani@reliancere.com.au



**11 CANVAS STREET TRUGANINA
VIC 3029**

Sold Price

^{RS} **\$767,000** ^{UN}

Sold Date

19-Feb-24

 4  2  2

Distance

1.25km



**3 MERCY STREET TRUGANINA VIC
3029**

Sold Price

\$776,000

Sold Date

28-Oct-23

 4  2  2

Distance

1.06km



**34 CAPRICORN ROAD TRUGANINA
VIC 3029**

Sold Price

\$780,000

Sold Date

02-Feb-24

 4  2  2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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