

## 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

31 KENTWELL 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

\$830,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2023

to

31 Dec 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

|   |           |           |
|---|-----------|-----------|
| 86 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027 | \$870,000 | 19-Nov-23 |
| 31 ELLAND CIRCUIT TRUGANINA VIC 3029          | \$840,000 | 19-Dec-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: 23 January 2024

**86 FANTAIL CRESCENT WILLIAMS LANDING VIC 3027**3  2  2 

Sold Price

**\$870,000**

Sold Date

**19-Nov-23**

Distance

**0.61km****31 ELLAND CIRCUIT TRUGANINA VIC 3029**4  2  2 

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**19-Dec-23**

Distance

**0.8km**

RS = Recent sale

UN = Undisclosed Sale

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