

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

4 ECHINACEA STREET 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$471,500

Property type

Unit

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

3 VETIVER AVENUE TRUGANINA VIC 3029	\$520,000	12-Feb-24
19 VETIVER AVENUE TRUGANINA VIC 3029	\$550,000	19-Nov-23
8/95 DOVER STREET TRUGANINA VIC 3029	\$545,000	11-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.~~

This Statement of Information was prepared on: 30 April 2024



3 VETIVER AVENUE TRUGANINA VIC 3029

2 2 1

Sold Price **\$520,000** Sold Date **12-Feb-24**

Distance **0.65km**



19 VETIVER AVENUE TRUGANINA VIC 3029

3 2 2

Sold Price **\$550,000** Sold Date **19-Nov-23**

Distance **0.71km**



8/95 DOVER STREET TRUGANINA VIC 3029

3 2 2

Sold Price ^{RS} **\$545,000** Sold Date **11-Apr-24**

Distance **1.36km**



6B SEDGFIELD AVENUE TRUGANINA VIC 3029

3 2 2

Sold Price ^{RS} **\$551,000** Sold Date **15-Apr-24**

Distance **0.53km**



8 MERCY STREET TRUGANINA VIC 3029

3 2 2

Sold Price **\$567,000** Sold Date **19-Jan-24**

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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