

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 SENTINEL PARADE 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

\$850,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Mar 2023

to

29 Feb 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

8 SENTINEL PARADE TRUGANINA VIC 3029	\$890,000	19-Oct-23
12 SENTINEL PARADE TRUGANINA VIC 3029	\$990,000	25-Oct-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: 26 March 2024



**8 SENTINEL PARADE TRUGANINA
VIC 3029**

Sold Price

\$890,000

Sold Date

19-Oct-23

 4  2  -

Distance

0.05km



**12 SENTINEL PARADE TRUGANINA
VIC 3029**

Sold Price

\$990,000

Sold Date

25-Oct-23

 4  2  2

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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