

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 TUANA PLACE 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

\$652,750

Property type

House

Suburb

Truganina

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

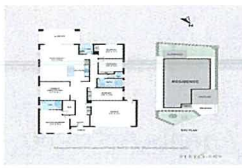
A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
28 DOYLE COURT TRUGANINA VIC 3029	\$750,000	13-Jul-23
7 CHEVIOT DRIVE TRUGANINA VIC 3029	\$760,000	16-Mar-23
1 BOSSINI STREET TRUGANINA VIC 3029	\$740,000	18-Jun-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: 18 August 2023



28 DOYLE COURT TRUGANINA VIC 3029 Sold Price ^{RS} **\$750,000** Sold Date **13-Jul-23**
 4 Beds 2 Baths 2 Car Spaces Distance **0.69km**



7 CHEVIOT DRIVE TRUGANINA VIC 3029 Sold Price **\$760,000** Sold Date **16-Mar-23**
 4 Beds 2 Baths 2 Car Spaces Distance **1.7km**



1 BOSSINI STREET TRUGANINA VIC 3029 Sold Price **\$740,000** Sold Date **18-Jun-23**
 4 Beds 2 Baths 2 Car Spaces Distance **2.61km**

RS = Recent sale UN = Undisclosed Sale

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