

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

5 Haystack Drive, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$700,000 & \$735,000

Median sale price

Median price \$650,000 Property Type House Suburb Truganina

Period - From 01/01/2024 to 31/03/2024 Source REIV

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 six 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 |
|---|--------------------------------|-----------|--------------|
| 1 | 21 Woolshed Dr TRUGANINA 3029 | \$737,000 | 23/02/2024 |
| 2 | 88 Everton Rd TRUGANINA 3029 | \$711,000 | 06/04/2024 |
| 3 | 46 Lucerne Dr TRUGANINA 3029 | \$700,000 | 14/03/2024 |

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 six months.~~

This Statement of Information was prepared on:

25/06/2024 15:30



4  2  2 

Property Type: House

Agent Comments

Indicative Selling Price
\$700,000 - \$735,000
Median House Price
March quarter 2024: \$650,000

Comparable Properties



21 Woolshed Dr TRUGANINA 3029 (REI/VG)

Agent Comments

4  2  2 

Price: \$737,000

Method: Private Sale

Date: 23/02/2024

Property Type: House

Land Size: 406 sqm approx



88 Everton Rd TRUGANINA 3029 (REI)

Agent Comments

4  2  2 

Price: \$711,000

Method: Auction Sale

Date: 06/04/2024

Property Type: House (Res)

Land Size: 380 sqm approx



46 Lucerne Dr TRUGANINA 3029 (REI/VG)

Agent Comments

4  2  2 

Price: \$700,000

Method: Sold Before Auction

Date: 14/03/2024

Property Type: House (Res)

Land Size: 275 sqm approx