

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 ROCKPOOL ROAD 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2022

to

31 Aug 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

8 TALLGRASS AVENUE TRUGANINA VIC 3029	\$712,000	05-Jul-23
13 BARANDON COURT TRUGANINA VIC 3029	\$720,000	04-Sep-23
62 CUTHBERT AVENUE TRUGANINA VIC 3029	\$740,000	15-Aug-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: 29 September 2023



**8 TALLGRASS AVENUE
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$712,000** Sold Date **05-Jul-23**

Distance **0.27km**

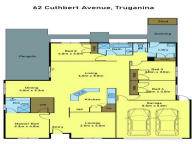


**13 BARANDON COURT
TRUGANINA VIC 3029**

4 2 2

Sold Price ^{RS} **\$720,000** Sold Date **04-Sep-23**

Distance **0.73km**



**62 CUTHBERT AVENUE
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$740,000** Sold Date **15-Aug-23**

Distance **0.82km**

RS = Recent sale UN = Undisclosed Sale

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