

## 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

57 MONET DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$678,000

&

\$718,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

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

61 MONET DRIVE TRUGANINA VIC 3029	\$680,000	26-Oct-23
49 MONET DRIVE TRUGANINA VIC 3029	\$735,000	14-Nov-22

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.

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**61 MONET DRIVE TRUGANINA VIC 3029** Sold Price **\$680,000** Sold Date **26-Oct-23**

 4  2  2

Distance **0.02km**



**49 MONET DRIVE TRUGANINA VIC 3029** Sold Price **\$735,000** Sold Date **14-Nov-22**

 3  2  2

Distance **0.05km**

RS = Recent sale      UN = Undisclosed Sale

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