

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

58 LUDO CIRCUIT 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

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

| | | |
|-------------------------------------|-----------|-----------|
| 6 SURYA STREET TRUGANINA VIC 3029 | \$730,000 | 10-May-24 |
| 23 MONTVALE ROAD TRUGANINA VIC 3029 | \$725,000 | 16-Apr-24 |
| 88 EVERTON ROAD TRUGANINA VIC 3029 | \$711,000 | 06-Apr-24 |

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: 15 May 2024



6 SURYA STREET TRUGANINA VIC 3029

Sold Price

^{RS}

\$730,000

Sold Date

10-May-24

 4  2  2

Distance

1.11km



23 MONTVALE ROAD TRUGANINA VIC 3029

Sold Price

\$725,000

Sold Date

16-Apr-24

 4  2  -

Distance

2.49km



88 EVERTON ROAD TRUGANINA VIC 3029

Sold Price

^{RS}

\$711,000

Sold Date

06-Apr-24

 4  2  -

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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