

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

6 LONG 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

\$630,000

&

\$650,000

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

9 COWES STREET TRUGANINA VIC 3029	\$640,000	16-Mar-24
6 APHRODITE DRIVE TRUGANINA VIC 3029	\$655,000	03-Apr-24
8 HAGLEY STREET TRUGANINA VIC 3029	\$635,000	06-Feb-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.~~

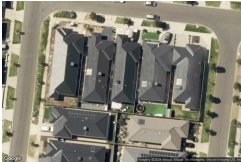
This Statement of Information was prepared on: 30 May 2024



9 COWES STREET TRUGANINA VIC 3029 Sold Price **\$640,000** Sold Date **16-Mar-24**

4 2 2

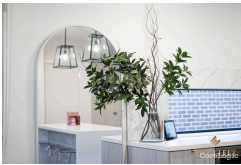
Distance **0.63km**



6 APHRODITE DRIVE TRUGANINA VIC 3029 Sold Price **\$655,000** Sold Date **03-Apr-24**

3 2 2

Distance **1.98km**



8 HAGLEY STREET TRUGANINA VIC 3029 Sold Price **\$635,000** Sold Date **06-Feb-24**

3 2 2

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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