

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 PETROLO STREET 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2023

to

31 Dec 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

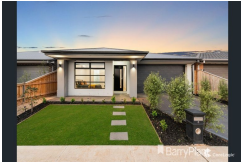
Date of sale

8 CAMINI GROVE TRUGANINA VIC 3029	\$645,000	08-Oct-23
3 FRANK AVENUE TRUGANINA VIC 3029	\$677,000	30-Aug-22
19 RAINIER DRIVE TRUGANINA VIC 3029	\$650,000	01-Sep-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.~~

This Statement of Information was prepared on: 18 January 2024



8 CAMINI GROVE TRUGANINA VIC 3029 Sold Price **\$645,000** Sold Date **08-Oct-23**

 4  2  2

Distance **0.07km**



3 FRANK AVENUE TRUGANINA VIC 3029 Sold Price **\$677,000** Sold Date **30-Aug-22**

 4  2  2

Distance **0.14km**



19 RAINIER DRIVE TRUGANINA VIC 3029 Sold Price **\$650,000** Sold Date **01-Sep-22**

 4  2  2

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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