

## 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

8 BRAMFORD CRESCENT 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

\$565,000

&

\$595,000

### 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

4 BERESFORD STREET TRUGANINA VIC 3029	\$575,000	27-Mar-23
13 ALSTONVILLE AVENUE TRUGANINA VIC 3029	\$585,000	05-Aug-22
13 STUBBERFIELD ROAD TARNEIT VIC 3029	\$600,000	03-Apr-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: 27 September 2023

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**4 BERESFORD STREET  
TRUGANINA VIC 3029**

4 2 1

Sold Price **\$575,000** Sold Date **27-Mar-23**

Distance **0.08km**



**13 ALSTONVILLE AVENUE  
TRUGANINA VIC 3029**

4 2 1

Sold Price **\$585,000** Sold Date **05-Aug-22**

Distance **0.35km**



**13 STUBBERFIELD ROAD TARNEIT  
VIC 3029**

4 2 1

Sold Price **\$600,000** Sold Date **03-Apr-23**

Distance **3.82km**

RS = Recent sale      UN = Undisclosed Sale

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