

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 PECHORA 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

\$1,129,000

&

\$1,209,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2023

to

31 May 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

24 ALTEZZE DRIVE TRUGANINA VIC 3029	\$1,127,000	13-Apr-24
6 SENTINEL PARADE TRUGANINA VIC 3029	\$1,230,000	22-Aug-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: 19 June 2024



**24 ALTEZZE DRIVE TRUGANINA
VIC 3029**

5 3 2

Sold Price

^{RS} **\$1,127,000**

Sold Date

13-Apr-24

Distance

2.29km



**6 SENTINEL PARADE TRUGANINA
VIC 3029**

4 2 2

Sold Price

\$1,230,000

Sold Date

22-Aug-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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