

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 YANDEE COURT 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

&

\$690,000

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

5 WADDYWOOD COURT TRUGANINA VIC 3029	\$645,000	10-Oct-23
25 TREVOR CRESCENT TRUGANINA VIC 3029	\$660,000	15-Jan-24
8 WAYLAND ROAD TRUGANINA VIC 3029	\$680,000	09-Sep-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: 25 January 2024

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**5 WADDYWOOD COURT
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$645,000** Sold Date **10-Oct-23**

Distance **0.14km**



**25 TREVOR CRESCENT
TRUGANINA VIC 3029**

4 2 2

Sold Price ^{RS} **\$660,000** Sold Date **15-Jan-24**

Distance **0.55km**



**8 WAYLAND ROAD TRUGANINA
VIC 3029**

4 2 2

Sold Price **\$680,000** Sold Date **09-Sep-23**

Distance **0.75km**



**37 BOTANICAL DRIVE TRUGANINA
VIC 3029**

4 2 2

Sold Price **\$676,000** Sold Date **09-Sep-23**

Distance **0.78km**



**76 JAMES COOK DRIVE
TRUGANINA VIC 3029**

4 2 2

Sold Price Sold Date **28-Oct-23**

Distance **1.22km**



**46 AWARD CRESCENT
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$667,000** Sold Date **09-Nov-23**

Distance **1.24km**

RS = Recent sale UN = Undisclosed Sale

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**135 ELMHURST ROAD TRUGANINA
VIC 3029**

Sold Price

\$680,000

Sold Date

23-Sep-23

 4

 2

 2

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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