

## 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

83 TREVOR 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

\$1,220,000

&

\$1,320,000

### 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

7 SOCIETY BOULEVARD TRUGANINA VIC 3029	\$1,375,000	01-Aug-23
53 HOFFMAN CRESCENT TRUGANINA VIC 3029	\$1,193,000	12-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: 09 January 2024

**7 SOCIETY BOULEVARD  
TRUGANINA VIC 3029**4  2  2 Sold Price <sup>RS</sup> **\$1,375,000** Sold Date **01-Aug-23**Distance **0.26km****53 HOFFMAN CRESCENT  
TRUGANINA VIC 3029**5  3  2 Sold Price **\$1,193,000** Sold Date **12-Aug-23**Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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