

Report Type: Statement of Information ▾ GB

Comparable Sales

Final Preview

## 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

952 MORRIS ROAD 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

\$540,000

&amp;

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Truganina

Period-from

01 Aug 2022

to

31 Jul 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
978 MORRIS ROAD TRUGANINA VIC 3029	\$162,080	14-Jan-21
893 MORRIS ROAD TRUGANINA VIC 3029	\$540,000	01-Aug-23
11 KENTWELL STREET TRUGANINA VIC 3029	\$600,000	04-May-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: 14 August 2023

[consumer.vic.gov.au](http://consumer.vic.gov.au)

Help



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978 MORRIS ROAD TRUGANINA  
VIC 3029

Sold Price

\$162,080

Sold Date

14-Jan-21

🏠 3 🚗 2 🔄 1

Distance

0.17km



893 MORRIS ROAD TRUGANINA  
VIC 3029

Sold Price

RS

\$540,000

Sold Date

01-Aug-23

🏠 3 🚗 2 🔄 2

Distance

0.5km



11 KENTWELL STREET TRUGANINA  
VIC 3029

Sold Price

\$600,000

Sold Date

04-May-23

🏠 3 🚗 2 🔄 1

Distance

4.44km

RS = Recent sale

UN = Undisclosed Sale

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