

## 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

LOT 635 MASAYA AVENUE 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

\$380,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Other

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

7 LAMONGAN RISE TRUGANINA VIC 3029	\$427,000	06-Jul-22
36 TEKAPO STREET TRUGANINA VIC 3029	\$475,900	31-Mar-22
10 GELANTIPY DRIVE TRUGANINA VIC 3029	\$393,000	07-Feb-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: 08 September 2023

**7 LAMONGAN RISE TRUGANINA  
VIC 3029**

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Sold Price

**\$427,000**

Sold Date

**06-Jul-22**

Distance

**0.3km****36 TEKAPO STREET TRUGANINA  
VIC 3029**

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Sold Price

**\$475,900**

Sold Date

**31-Mar-22**

Distance

**0.45km****10 GELANTIPY DRIVE TRUGANINA  
VIC 3029**

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Sold Price

**\$393,000**

Sold Date

**07-Feb-23**

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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