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	3 MASAYA AVENUE 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	$600,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,500	Property type	House	Suburb	Truganina
Period-from	01 Sep 2023	to	31 Aug 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
7 HANISH STREET TRUGANINA VIC 3029	$650,000	25-Jun-24
66 CAULONIA DRIVE TRUGANINA VIC 3029	$650,000	21-May-24
2 ARARAT STREET TRUGANINA VIC 3029	$650,000	23-Jul-24

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: 02 September 2024

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7 HANISH STREET TRUGANINA VIC 3029

4 2 2

Sold Price RS $650,000 Sold Date 25-Jun-24

Distance 0.15km



66 CAULONIA DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price $650,000 Sold Date 21-May-24

Distance 0.59km



2 ARARAT STREET TRUGANINA VIC 3029

4 2 2

Sold Price RS $650,000 Sold Date 23-Jul-24

Distance 0.61km

RS = Recent sale **UN** = Undisclosed Sale

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