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 CONTEVE WAY 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	$800,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	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
2 CAPRICORN ROAD TRUGANINA VIC 3029	$850,000	26-Apr-24
38 TREVOR CRESCENT TRUGANINA VIC 3029	$800,000	13-Sep-24
8 DISTINCTION CRESCENT TRUGANINA VIC 3029	$880,000	06-Aug-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.~~

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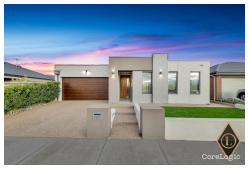
2 CAPRICORN ROAD TRUGANINA VIC 3029

4 2 2

Sold Price **$850,000** Sold Date **26-Apr-24**

Distance **1.88km**



38 TREVOR CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price RS **$800,000** UN Sold Date **13-Sep-24**

Distance **2.34km**



8 DISTINCTION CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price RS **$880,000** Sold Date **06-Aug-24**

Distance **1.62km**

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

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