Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 Silverbush Way Truganina, 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	$570,000 & $590,000

Median sale price

Median price	$650,000	Property Type	HOUSE	Suburb	TRUGANINA
Period - From	24-May-2023	to	23-May-2024	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	37 HOLLAND CRESCENT TRUGANINA	$600,000	28-Feb-2024
2	59 ALISON STREET TRUGANINA	$600,000	28-Nov-2023
3	43 SATURN DRIVE TRUGANINA	$618,000	30-Nov-2023

This statement of information was prepared on 28-Jun-2024 at 2:15:16 PM EST