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<br>Including suburb and postcode | 9 TESS GROVE 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 | $680,000 | & | $730,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $649,900 | Property type | House | Suburb | Truganina |
| Period-from | 01 Aug 2023 | to | 31 Jul 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 |
|---|---|---|
| 28 DROMANA WAY TRUGANINA VIC 3029 | $740,000 | 29-Apr-24 |
| 20 DISTINCTION CRESCENT TRUGANINA VIC 3029 | $700,000 | 13-Mar-24 |
| 39 MCDOUGALL PLACE TRUGANINA VIC 3029 | $710,000 | 01-Mar-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: 07 August 2024

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**28 DROMANA WAY TRUGANINA VIC 3029**

4 2 2

Sold Price **$740,000** Sold Date **29-Apr-24**

Distance **0.29km**



**20 DISTINCTION CRESCENT TRUGANINA VIC 3029**

4 2 2

Sold Price **$700,000** Sold Date **13-Mar-24**

Distance **1.49km**



**39 MCDOUGALL PLACE TRUGANINA VIC 3029**

4 2 2

Sold Price **$710,000** Sold Date **01-Mar-24**

Distance **1.74km**

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

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