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 POND STREET 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	$670,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	House	Suburb	Truganina
Period-from	01 Jun 2023	to	31 May 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
8 CROSSDALE AVENUE TRUGANINA VIC 3029	$705,000	24-Oct-23
61 MONET DRIVE TRUGANINA VIC 3029	$680,000	26-Oct-23
1 PYMBLE TERRACE TRUGANINA VIC 3029	$690,000	08-Apr-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: 17 June 2024

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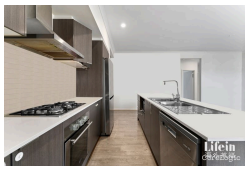


8 CROSSDALE AVENUE TRUGANINA VIC 3029

4 2 2

Sold Price **$705,000** Sold Date **24-Oct-23**

Distance **0.19km**



61 MONET DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price **$680,000** Sold Date **26-Oct-23**

Distance **0.17km**



1 PYMBLE TERRACE TRUGANINA VIC 3029

4 2 2

Sold Price **$690,000** Sold Date **08-Apr-24**

Distance **0.18km**

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

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