

## 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

843 MORRIS ROAD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 2023

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 RINGAROOMA DRIVE TRUGANINA VIC 3029	\$670,000	29-Mar-22
12 ZIMMERMAN STREET TRUGANINA VIC 3029	\$650,000	09-May-22
888 MORRIS ROAD TRUGANINA VIC 3029	\$635,000	13-Feb-22

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: 23 March 2023

**7 RINGAROOMA DRIVE  
TRUGANINA VIC 3029**

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Sold Price **\$670,000** Sold Date **29-Mar-22**Distance **0.09km****12 ZIMMERMAN STREET  
TRUGANINA VIC 3029**

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Sold Price **\$650,000** Sold Date **09-May-22**Distance **0.1km****888 MORRIS ROAD TRUGANINA  
VIC 3029**

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Sold Price **\$635,000** Sold Date **13-Feb-22**Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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