

## 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

LOT 606 HANISH STREET 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

\$390,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Truganina

Period-from

01 Jun 2021

to

31 May 2022

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

194 ALTEZZE DRIVE TRUGANINA VIC 3029	\$500,000	04-May-22
17 PANAI A BOULEVARD TRUGANINA VIC 3029	\$390,000	22-Jan-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: 07 June 2022

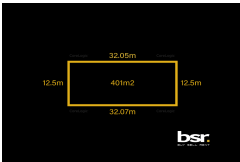


**194 ALTEZZE DRIVE TRUGANINA VIC 3029**

Sold Price <sup>RS</sup> **\$500,000** <sup>UN</sup> Sold Date **04-May-22**



Distance **0.58km**



**17 PANAI A BOULEVARD TRUGANINA VIC 3029**

Sold Price **\$390,000** Sold Date **22-Jan-22**



Distance **0.96km**

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

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