

## 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

84 EVERTON 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2023

to

30 Nov 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

154 ALCOCK ROAD TRUGANINA VIC 3029	\$1,100,000	08-Aug-24
24 BACALL STREET TRUGANINA VIC 3029	\$1,175,000	28-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: 05 December 2024



**154 ALCOCK ROAD TRUGANINA  
VIC 3029**

4 2 2

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **08-Aug-24**

Distance **1.82km**



**24 BACALL STREET TRUGANINA  
VIC 3029**

5 3 2

Sold Price **\$1,175,000** Sold Date **28-Apr-24**

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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