

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

18 STONY BROOK WAY 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,000

Property type

House

Suburb

Truganina

Period-from

01 Apr 2022

to

31 Mar 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

38 THYME STREET TRUGANINA VIC 3029	\$545,000	20-Mar-23
6 MENDOZA STREET TRUGANINA VIC 3029	\$555,000	07-Feb-23
8 STARBURST AVENUE TRUGANINA VIC 3029	\$530,000	23-Feb-23

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: 12 April 2023

**38 THYME STREET TRUGANINA
VIC 3029**3  2  1 

Sold Price

RS

\$545,000

Sold Date

20-Mar-23

Distance

1.7km**6 MENDOZA STREET TRUGANINA
VIC 3029**3  2  1 

Sold Price

\$555,000

Sold Date

07-Feb-23

Distance

2.27km**8 STARBURST AVENUE
TRUGANINA VIC 3029**3  2  1 

Sold Price

\$530,000

Sold Date

23-Feb-23

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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