

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

5 HARRY COURT 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

\$589,000

&

\$639,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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

3 PRAIRIE PLACE TRUGANINA VIC 3029	\$620,000	08-May-24
12 BRIGALOW DRIVE TRUGANINA VIC 3029	\$625,000	04-Apr-24
8 ANDREW ROAD TRUGANINA VIC 3029	\$650,000	08-Mar-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: 20 August 2024



3 PRAIRIE PLACE TRUGANINA VIC 3029

 3  2  2

Sold Price

\$620,000

Sold Date **08-May-24**

Distance **0.65km**



12 BRIGALOW DRIVE TRUGANINA VIC 3029

 3  2  2

Sold Price

\$625,000

Sold Date **04-Apr-24**

Distance **0.84km**



8 ANDREW ROAD TRUGANINA VIC 3029

 3  2  2

Sold Price

\$650,000

Sold Date **08-Mar-24**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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