

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

7 BELLEVUE DRIVE 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

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

7 WADDYWOOD COURT TRUGANINA VIC 3029	\$743,000	08-Mar-24
63 GILBEE ROAD TRUGANINA VIC 3029	\$767,000	22-Apr-24
13 BRODRICK WAY TRUGANINA VIC 3029	\$792,500	11-Feb-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.~~

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**7 WADDYWOOD COURT
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$743,000** Sold Date **08-Mar-24**

Distance **0.64km**



**63 GILBEE ROAD TRUGANINA VIC
3029**

4 2 2

Sold Price ^{RS} **\$767,000** Sold Date **22-Apr-24**

Distance **2.35km**



**13 BRODRICK WAY TRUGANINA
VIC 3029**

4 2 2

Sold Price **\$792,500** Sold Date **11-Feb-24**

Distance **2.43km**

RS = Recent sale UN = Undisclosed Sale

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