

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

2 AJAX STREET 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

\$575,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2023

to

31 Aug 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

| | | |
|-------------------------------------|-----------|-----------|
| 43 SURYA STREET TRUGANINA VIC 3029 | \$600,000 | 16-May-24 |
| 25 FETLOCK DRIVE TRUGANINA VIC 3029 | \$575,000 | 10-Apr-24 |
| 20 PRAIRIE PLACE TRUGANINA VIC 3029 | \$588,000 | 11-Jun-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: 30 September 2024



43 SURYA STREET TRUGANINA VIC 3029

3 2 2

Sold Price **\$600,000** Sold Date **16-May-24**

Distance **0.12km**



25 FETLOCK DRIVE TRUGANINA VIC 3029

3 2 1

Sold Price **\$575,000** Sold Date **10-Apr-24**

Distance **0.37km**



20 PRAIRIE PLACE TRUGANINA VIC 3029

3 2 -

Sold Price **\$588,000** Sold Date **11-Jun-24**

Distance **0.73km**

RS = Recent sale

UN = Undisclosed Sale

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