

## 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

43 MAPLEWOOD CIRCUIT 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2022

to

30 Sep 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

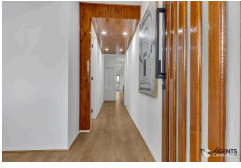
Date of sale

76 TANGLEWOOD BOULEVARD TRUGANINA VIC 3029	\$660,000	14-Jun-23
14 LEDMORE STREET TRUGANINA VIC 3029	\$685,000	20-Jul-23
14 SAGITTARIUS AVENUE TRUGANINA VIC 3029	\$658,000	03-Jul-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: 23 October 2023



**76 TANGLEWOOD BOULEVARD  
TRUGANINA VIC 3029**

 3  2  2

Sold Price **\$660,000** Sold Date **14-Jun-23**

Distance **0.34km**



**14 LEDMORE STREET TRUGANINA  
VIC 3029**

 4  2  2

Sold Price **\$685,000** Sold Date **20-Jul-23**

Distance **1.23km**



**14 SAGITTARIUS AVENUE  
TRUGANINA VIC 3029**

 3  2  2

Sold Price **\$658,000** Sold Date **03-Jul-23**

Distance **1.47km**

RS = Recent sale

UN = Undisclosed Sale

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