

## 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

30 AVION CRESCENT 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

\$830,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$642,000

Property type

House

Suburb

Truganina

Period-from

01 Jan 2024

to

31 Dec 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

22 TREVOR CRESCENT TRUGANINA VIC 3029	\$856,000	24-Oct-24
8 COMBINE DRIVE TRUGANINA VIC 3029	\$844,000	03-Oct-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: 21 January 2025



## 22 TREVOR CRESCENT TRUGANINA VIC 3029

4 2 2

Sold Price **\$856,000** Sold Date **24-Oct-24**

Distance **0.53km**



## 8 COMBINE DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price **\$844,000** Sold Date **03-Oct-24**

Distance **0.97km**

RS = Recent sale

UN = Undisclosed Sale

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