

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

2/10 CORYMBIA 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

\$535,000

&

\$565,000

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

| | | |
|-------------------------------------|-----------|-----------|
| 4 MERCY STREET TRUGANINA VIC 3029 | \$555,000 | 07-Oct-24 |
| 22 WALCHO STREET TRUGANINA VIC 3029 | \$547,900 | 19-Sep-24 |
| 3 TOBOL STREET TRUGANINA VIC 3029 | \$552,500 | 02-Nov-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: 29 January 2025



4 MERCY STREET TRUGANINA VIC 3029

Sold Price

\$555,000

Sold Date

07-Oct-24

 3  2  2

Distance

1.39km



22 WALCHO STREET TRUGANINA VIC 3029

Sold Price

\$547,900

Sold Date

19-Sep-24

 3  2  2

Distance

9.7km



3 TOBOL STREET TRUGANINA VIC 3029

Sold Price

\$552,500

Sold Date

02-Nov-24

 3  2  2

Distance

8.91km

RS = Recent sale

UN = Undisclosed Sale

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