

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

5 GENOVESA 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|------------------------------------|-----------|-----------|
| 19 ALISO STREET TRUGANINA VIC 3029 | \$570,000 | 26-Aug-23 |
| 5 COLACHI ROAD TRUGANINA VIC 3029 | \$550,000 | 13-Feb-24 |
| 4 YAMUNA STREET TRUGANINA VIC 3029 | \$620,000 | 04-Sep-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.~~

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19 ALISO STREET TRUGANINA VIC 3029

Sold Price

\$570,000

Sold Date **26-Aug-23**

3 2 1

Distance **0.15km**



5 COLACHI ROAD TRUGANINA VIC 3029

Sold Price

\$550,000

Sold Date **13-Feb-24**

3 2 1

Distance **0.07km**



4 YAMUNA STREET TRUGANINA VIC 3029

Sold Price

\$620,000

Sold Date **04-Sep-23**

3 2 1

Distance **1.56km**

RS = Recent sale

UN = Undisclosed Sale

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