

## 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

61 LENA 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

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$651,000

Property type

Other

Suburb

Truganina

Period-from

01 Aug 2022

to

31 Jul 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

42 MCKINLEY DRIVE TRUGANINA VIC 3029	\$323,600	13-Jun-23
11 TERRIGAL ROAD TRUGANINA VIC 3029	\$422,600	14-Mar-23
16 ETNA ROAD TRUGANINA VIC 3029	\$446,500	18-May-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: 30 August 2023



**42 MCKINLEY DRIVE TRUGANINA  
VIC 3029**



Sold Price

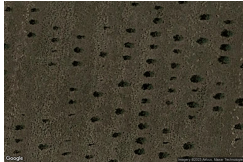
**\$323,600**

Sold Date

**13-Jun-23**

Distance

**1.35km**



**11 TERRIGAL ROAD TRUGANINA  
VIC 3029**



Sold Price

**\$422,600**

Sold Date

**14-Mar-23**

Distance

**2.07km**



**16 ETNA ROAD TRUGANINA VIC  
3029**



Sold Price

**\$446,500**

Sold Date

**18-May-23**

Distance

**2.55km**

RS = Recent sale

UN = Undisclosed Sale

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