

## 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

56 STONY BROOK WAY 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

\$699,000

&

\$739,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Aug 2023

to

31 Jul 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 MALANDA PLACE TRUGANINA VIC 3029	\$719,000	09-Feb-24
50 TONY DRIVE TRUGANINA VIC 3029	\$713,000	16-Feb-24
90 TALLIVER TERRACE TRUGANINA VIC 3029	\$700,000	27-Mar-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: 06 August 2024

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**4 MALANDA PLACE TRUGANINA  
VIC 3029**

4 2 2

Sold Price

**\$719,000**

Sold Date **09-Feb-24**

Distance

**0.3km**



**50 TONY DRIVE TRUGANINA VIC  
3029**

4 2 2

Sold Price

**\$713,000**

Sold Date **16-Feb-24**

Distance

**0.49km**



**90 TALLIVER TERRACE  
TRUGANINA VIC 3029**

4 2 2

Sold Price

**\$700,000**

Sold Date **27-Mar-24**

Distance

**0.56km**

RS = Recent sale

UN = Undisclosed Sale

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