

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

1 DAYBREAK WAY 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

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2023

to

31 Aug 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

154 ALCOCK ROAD TRUGANINA VIC 3029	\$1,100,000	08-Aug-24
24 BACALL STREET TRUGANINA VIC 3029	\$1,175,000	19-Sep-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: 23 September 2024



**154 ALCOCK ROAD TRUGANINA
VIC 3029**

 4  2  2

Sold Price

^{RS}

\$1,100,000

Sold Date **08-Aug-24**

Distance **0.54km**



**24 BACALL STREET TRUGANINA
VIC 3029**

 5  3  2

Sold Price

^{RS}

\$1,175,000

Sold Date **19-Sep-24**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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