

## 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

12 PLOUGH AVENUE 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

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Truganina

Period-from

01 Oct 2023

to

30 Sep 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

6 LONG ROAD TRUGANINA VIC 3029	\$640,500	22-Jun-24
7 TANNUM CIRCUIT TRUGANINA VIC 3029	\$655,000	08-Oct-24
3 GLENFERN CIRCUIT TRUGANINA VIC 3029	\$767,000	12-Jul-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 October 2024



## 6 LONG ROAD TRUGANINA VIC 3029

 3  2  2

Sold Price

**\$640,500**

Sold Date

**22-Jun-24**

Distance

**0.33km**



## 7 TANNUM CIRCUIT TRUGANINA VIC 3029

 3  2  2

Sold Price

<sup>RS</sup> **\$655,000** <sup>UN</sup>

Sold Date

**08-Oct-24**

Distance

**0.75km**



## 3 GLENFERN CIRCUIT TRUGANINA VIC 3029

 3  2  2

Sold Price

**\$767,000**

Sold Date

**12-Jul-24**

Distance

**3.62km**

RS = Recent sale

UN = Undisclosed Sale

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