

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

7 FOX WALK 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,500

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

3 FOX WALK TRUGANINA VIC 3029	\$520,000	01-May-24
10 OXBOW WALK TRUGANINA VIC 3029	\$510,000	04-Feb-24
2/4 FETLOCK DRIVE TRUGANINA VIC 3029	\$520,000	06-May-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: 26 August 2024

**3 FOX WALK TRUGANINA VIC 3029**3  2  1 

Sold Price

\$520,000Sold Date **01-May-24**Distance **0.02km****10 OXBOW WALK TRUGANINA VIC 3029**3  2  2 

Sold Price

\$510,000Sold Date **04-Feb-24**Distance **0.16km****2/4 FETLOCK DRIVE TRUGANINA VIC 3029**3  2  1 

Sold Price

\$520,000Sold Date **06-May-24**Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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