

## 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

32A CAPRICORN ROAD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$649,000

&

\$699,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2024

to

30 Apr 2025

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

|   |           |           |
|---|-----------|-----------|
| 47 AQUARIUS STREET TRUGANINA VIC 3029       | \$645,000 | 30-Jan-25 |
| 41 EVANDALE DRIVE TRUGANINA VIC 3029        | \$683,000 | 09-Dec-24 |
| LOT 6616 MICALLEF STREET TRUGANINA VIC 3029 | \$680,000 | 10-Jan-25 |

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: 20 May 2025

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**47 AQUARIUS STREET TRUGANINA VIC 3029** Sold Price **\$645,000** Sold Date **30-Jan-25**

 4  2  2

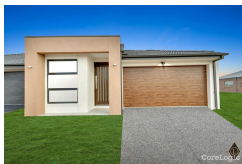
Distance **0.2km**



**41 EVANDALE DRIVE TRUGANINA VIC 3029** Sold Price **\$683,000** Sold Date **09-Dec-24**

 4  2  2

Distance **0.54km**



**LOT 6616 MICALLEF STREET TRUGANINA VIC 3029** Sold Price **\$680,000** Sold Date **10-Jan-25**

 4  2  2

Distance **0.78km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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