

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

5 SANKURU ROAD 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

\$650,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

Truganina

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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

9 SANKURU ROAD TRUGANINA VIC 3029	\$680,000	26-Aug-24
6 SANKURU ROAD TRUGANINA VIC 3029	\$655,000	22-Jan-25
72 YELLOWSTONE DRIVE TRUGANINA VIC 3029	\$670,000	10-Mar-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.~~

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9 SANKURU ROAD TRUGANINA VIC 3029

4 2 2

Sold Price **\$680,000** Sold Date **26-Aug-24**

Distance **0.03km**



6 SANKURU ROAD TRUGANINA VIC 3029

4 2 2

Sold Price **\$655,000** Sold Date **22-Jan-25**

Distance **0.04km**



72 YELLOWSTONE DRIVE TRUGANINA VIC 3029

4 2 2

Sold Price **\$670,000** Sold Date **10-Mar-25**

Distance **0.37km**

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

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