

## 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

24 James Cook Drive 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

\$570,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2021

to

28 Feb 2022

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

8 Harrow Place Truganina VIC 3029	\$552,000	26-Nov-20
12 Harrow Place Truganina VIC 3029	\$615,000	28-Sep-21
84 Marquands Road Truganina VIC 3029	\$575,000	20-Nov-21

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: 03 March 2022



Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



**8 Harrow Place Truganina VIC 3029** Sold Price **\$552,000** Sold Date **26-Nov-20**

3 2 2

Distance **0.06km**



**12 Harrow Place Truganina VIC 3029** Sold Price **\$615,000** Sold Date **28-Sep-21**

3 2 2

Distance **0.07km**



**84 Marquands Road Truganina VIC 3029** Sold Price **\$575,000** Sold Date **20-Nov-21**

3 2 1

Distance **0.21km**



**86 Marquands Road Truganina VIC 3029** Sold Price **\$570,000** Sold Date **08-Jan-22**

3 2 1

Distance **0.21km**



**1/22 Vanderbilt Avenue Truganina VIC 3029** Sold Price **\$510,000** Sold Date **22-Nov-21**

3 2 1

Distance **0.29km**



**24 Omaroo Street Truganina VIC 3029** Sold Price **\$595,000** Sold Date **28-Feb-21**

3 2 2

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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**16 Omaroo Street Truganina VIC  
3029**

3 2 1

Sold Price

**\$540,000**

Sold Date

**09-Mar-21**

Distance

**0.23km**

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

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