

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 BELLEVUE DRIVE 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

\$740,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Jun 2023

to

31 May 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

| | | |
|---------------------------------------|-----------|-----------|
| 63 GILBEE ROAD TRUGANINA VIC 3029 | \$767,000 | 22-Apr-24 |
| 7 ANDROMEDA AVENUE TRUGANINA VIC 3029 | \$755,000 | 09-Feb-24 |
| 24 MOVILLE AVENUE TRUGANINA VIC 3029 | \$750,000 | 20-Jun-23 |

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: 01 June 2024

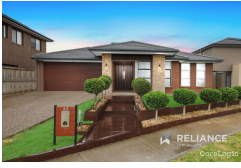


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63 GILBEE ROAD TRUGANINA VIC 3029

Sold Price

RS

\$767,000

Sold Date

22-Apr-24

4 2 2

Distance

2.35km



7 ANDROMEDA AVENUE TRUGANINA VIC 3029

Sold Price

\$755,000

Sold Date

09-Feb-24

4 2 2

Distance

3.04km



24 MOVILLE AVENUE TRUGANINA VIC 3029

Sold Price

\$750,000

Sold Date

20-Jun-23

4 2 2

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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