

## 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

71 GILBEE ROAD 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

\$660,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Jul 2023

to

30 Jun 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

7 MOSLEY CRESCENT TRUGANINA VIC 3029	\$708,000	03-Apr-24
22 SILIQUA STREET TARNEIT VIC 3029	\$704,999	01-Jun-24
69 GILBEE ROAD TRUGANINA VIC 3029	\$688,500	29-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: 08 July 2024



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**7 MOSLEY CRESCENT TRUGANINA VIC 3029**

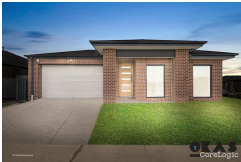
Sold Price

**\$708,000**

Sold Date **03-Apr-24**

4 2 2

Distance **0.99km**



**22 SILIQUA STREET TARNEIT VIC 3029**

Sold Price

<sup>RS</sup> **\$704,999**

Sold Date **01-Jun-24**

4 2 2

Distance **1.15km**



**69 GILBEE ROAD TRUGANINA VIC 3029**

Sold Price

<sup>RS</sup> **\$688,500**

Sold Date **29-May-24**

4 2 2

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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