

## 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

59 ALISON STREET 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

\$595,000

&

\$625,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Nov 2022

to

31 Oct 2023

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

2 UNICORN COURT TRUGANINA VIC 3029	\$600,000	07-Aug-23
59 DOVER STREET TRUGANINA VIC 3029	\$608,000	26-May-23
13 DENNERLEY WAY TRUGANINA VIC 3029	\$625,000	02-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: 20 November 2023



**2 UNICORN COURT TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

**\$600,000**

Sold Date **07-Aug-23**

Distance **0.37km**



**59 DOVER STREET TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

**\$608,000**

Sold Date **26-May-23**

Distance **1.14km**



**13 DENNERLEY WAY TRUGANINA  
VIC 3029**

 3  2  2

Sold Price

**\$625,000**

Sold Date **02-Jun-23**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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