

## 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

12 MERCY STREET TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$675,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Truganina

Period-from

01 May 2022

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 VIRGO WALK TRUGANINA VIC 3029       | \$635,000 | 29-Nov-22 |
| 17 BRADSHAW STREET TRUGANINA VIC 3029 | \$620,000 | 17-Dec-22 |
| 3 SABBADINI MEWS TRUGANINA VIC 3029   | \$663,700 | 11-Apr-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: 10 May 2023



### 5 VIRGO WALK TRUGANINA VIC 3029

3 2 2

Sold Price **\$635,000** Sold Date **29-Nov-22**

Distance **0.36km**



### 17 BRADSHAW STREET TRUGANINA VIC 3029

3 2 2

Sold Price **\$620,000** Sold Date **17-Dec-22**

Distance **1.45km**



### 3 SABBADINI MEWS TRUGANINA VIC 3029

3 2 2

Sold Price <sup>RS</sup> **\$663,700** Sold Date **11-Apr-23**

Distance **1.6km**



### 12 ELSTERNWICK STREET TRUGANINA VIC 3029

3 2 2

Sold Price <sup>RS</sup> **\$626,000** Sold Date **03-May-23**

Distance **2.37km**

RS = Recent sale UN = Undisclosed Sale

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