

## 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

38 CODRINGTON ROAD 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

\$350,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Land

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

30 BRAMFORD CRESCENT TRUGANINA VIC 3029	\$366,000	03-Dec-22
15 SEED AVENUE TRUGANINA VIC 3029	\$350,000	22-Mar-23
9 HOLSTEIN CRESCENT TARNEIT VIC 3029	\$372,000	12-Dec-22

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: 25 May 2023


**30 BRAMFORD CRESCENT  
TRUGANINA VIC 3029**
 -  -  -

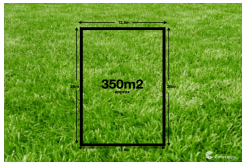
Sold Price

**\$366,000**

Sold Date

**03-Dec-22**

Distance

**0.3km**

**15 SEED AVENUE TRUGANINA VIC  
3029**
 -  -  -

Sold Price

**\$350,000**

Sold Date

**22-Mar-23**

Distance

**0.59km**

**9 HOLSTEIN CRESCENT TARNEIT  
VIC 3029**
 4  2  -

Sold Price

**\$372,000**

Sold Date

**12-Dec-22**

Distance

**3.79km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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