

## 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

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71 ARARAT STREET TRUGANINA VIC 3029

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### 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)

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Single-Price	or range between	\$320,000	&	\$340,000
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### Median sale price

(\*Delete house or unit as applicable)

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Median Price	\$650,000	Property type	House	Suburb	Truganina
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Period-from	01 Nov 2022	to	31 Oct 2023	Source	Corelogic
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### 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
12 ARENAL DRIVE TRUGANINA VIC 3029	\$321,000	09-Jan-23
66 DANUBE ROAD TRUGANINA VIC 3029	\$332,500	31-May-23
62 COTTER WAY TRUGANINA VIC 3029	\$333,300	13-May-23

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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: 29 November 2023