

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

4 DENALI ROAD TRUGANINA VIC 3029

Indicative selling price

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

Single Price

or range
between

\$610,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$649,900

Property type

House

Suburb

Truganina

Period-from

01 Apr 2023

to

31 Mar 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

6 DENALI ROAD TRUGANINA VIC 3029	\$600,000	01-Dec-23
86 MCKINLEY DRIVE TRUGANINA VIC 3029	\$620,000	24-Apr-24
163 CLARA AVENUE TRUGANINA VIC 3029	\$630,000	11-Nov-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: 30 April 2024

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**6 DENALI ROAD TRUGANINA VIC 3029**

3 2 1

Sold Price

\$600,000

Sold Date

01-Dec-23

Distance

0.01km**86 MCKINLEY DRIVE TRUGANINA VIC 3029**

3 2 1

Sold Price

^{RS} **\$620,000**

Sold Date

24-Apr-24

Distance

0.07km**163 CLARA AVENUE TRUGANINA VIC 3029**

4 2 2

Sold Price

\$630,000

Sold Date

11-Nov-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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