

## 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

5 ZOE PLACE 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

\$545,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 May 2023

to

30 Apr 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 5 DOMINION TERRACE TRUGANINA VIC 3029 | \$535,000 | 16-Nov-23 |
| 22 TONY DRIVE TRUGANINA VIC 3029      | \$563,000 | 24-Feb-24 |
| 76 EDGEVALE WAY TARNEIT VIC 3029      | \$552,500 | 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.~~

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**5 DOMINION TERRACE  
TRUGANINA VIC 3029**

3 2 1

Sold Price **\$535,000** Sold Date **16-Nov-23**

Distance **0.08km**



**22 TONY DRIVE TRUGANINA VIC  
3029**

3 2 1

Sold Price **\$563,000** Sold Date **24-Feb-24**

Distance **0.89km**



**76 EDGEVALE WAY TARNEIT VIC  
3029**

3 2 1

Sold Price **\$552,500** Sold Date **11-Nov-23**

Distance **0.84km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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