

## 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

17 FARABI WALK 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

\$520,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Truganina

Period-from

01 Jun 2024

to

31 May 2025

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

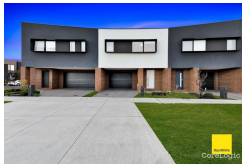
Date of sale

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 90 ALCOCK ROAD TRUGANINA VIC 3029  | \$535,000 | 15-Apr-25 |
| 870 MORRIS ROAD TRUGANINA VIC 3029 | \$520,000 | 19-Feb-25 |
| 133 ALCOCK ROAD TRUGANINA VIC 3029 | \$520,000 | 21-May-25 |

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: 02 June 2025



## 90 ALCOCK ROAD TRUGANINA VIC 3029

3 2 1

Sold Price

**\$535,000**

Sold Date

**15-Apr-25**

Distance

**0.76km**



## 870 MORRIS ROAD TRUGANINA VIC 3029

3 2 -

Sold Price

**\$520,000**

Sold Date

**19-Feb-25**

Distance

**0.77km**



## 133 ALCOCK ROAD TRUGANINA VIC 3029

3 2 1

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**21-May-25**

Distance

**1.11km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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