

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

Lot 2738 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

\$499,900

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Truganina

Period-from

01 Mar 2022

to

28 Feb 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

36 STOCKYARD STREET TRUGANINA VIC 3029	\$490,000	22-Dec-22
20 LUMBROOK PARADE TRUGANINA VIC 3029	\$530,000	14-Dec-21
69 ALCOCK ROAD TRUGANINA VIC 3029	\$650,000	15-Aug-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: 24 March 2023



36 STOCKYARD STREET TRUGANINA VIC 3029

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Sold Price **\$490,000** Sold Date **22-Dec-22**

Distance **0.99km**

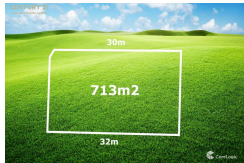


20 LUMBROOK PARADE TRUGANINA VIC 3029

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Sold Price **\$530,000** Sold Date **14-Dec-21**

Distance **0.52km**



69 ALCOCK ROAD TRUGANINA VIC 3029

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Sold Price **\$650,000** Sold Date **15-Aug-22**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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