

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 305/25 TEAK 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

\$380,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,100

Property type

Land

Suburb

Truganina

Period-from

01 Jan 2023

to

31 Dec 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

LOT 4922 TATUM STREET TRUGANINA VIC 3029	\$401,000	07-Aug-23
32 CODRINGTON ROAD TRUGANINA VIC 3029	\$418,000	07-Sep-23
129 CODRINGTON ROAD TRUGANINA VIC 3029	\$354,700	23-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: 31 January 2024

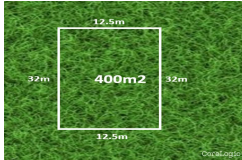


**LOT 4922 TATUM STREET
TRUGANINA VIC 3029**

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Sold Price **\$401,000** Sold Date **07-Aug-23**

Distance **1.82km**

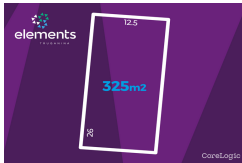


**32 CODRINGTON ROAD
TRUGANINA VIC 3029**

 4  2  -

Sold Price **\$418,000** Sold Date **07-Sep-23**

Distance **0.32km**



**129 CODRINGTON ROAD
TRUGANINA VIC 3029**

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Sold Price **\$354,700** Sold Date **23-Nov-23**

Distance **0.18km**

RS = Recent sale UN = Undisclosed Sale

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