

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

2 TORITTA WAY 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

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Truganina

Period-from

01 Dec 2021

to

30 Nov 2022

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

1 HARROW PLACE TRUGANINA VIC 3029	\$630,000	23-Jun-22
7 MAYFIELD AVENUE TRUGANINA VIC 3029	\$640,000	26-Oct-22
26 JAMES COOK DRIVE TRUGANINA VIC 3029	\$600,000	05-Dec-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: 13 December 2022


**1 HARROW PLACE TRUGANINA
VIC 3029**
 3  2  2

Sold Price

\$630,000

Sold Date

23-Jun-22

Distance

0.11km

**7 MAYFIELD AVENUE TRUGANINA
VIC 3029**
 4  2  2

Sold Price

\$640,000

Sold Date

26-Oct-22

Distance

0.64km

**26 JAMES COOK DRIVE
TRUGANINA VIC 3029**
 3  1  2

Sold Price

^{RS} **\$600,000** ^{UN}

Sold Date

05-Dec-22

Distance

0.13km
RS = Recent sale

UN = Undisclosed Sale

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