

# STATEMENT OF INFORMATION

20 SEED AVENUE, TRUGANINA, VIC 3029

PREPARED BY MANPREET SINGH, JUPITER REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20 SEED AVENUE, TRUGANINA, VIC 3029**



### Indicative Selling Price

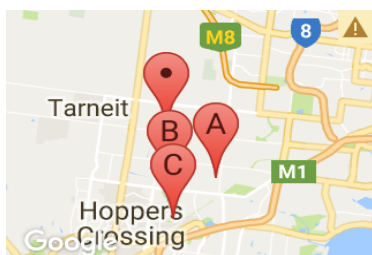
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**\$300,000 to 320,000**

Provided by: Manpreet Singh, Jupiter Real Estate Pty Ltd

## MEDIAN SALE PRICE



**TRUGANINA, VIC, 3029**

Suburb Median Sale Price (Vacant Land)

**\$324,750**

01 October 2017 to 31 March 2018

Provided by: **pricefinder**

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**22 HOPEWOOD AVE, TRUGANINA, VIC 3029**



Sale Price

**\*\$305,000**

Sale Date: 09/05/2018

Distance from Property: 3.9km



**10 AWARD CRES, TRUGANINA, VIC 3029**



Sale Price

**\$333,000**

Sale Date: 04/01/2018

Distance from Property: 3.3km



**39 ROCKPOOL RD, TRUGANINA, VIC 3029**



Sale Price

**\$300,000**

Sale Date: 01/12/2017

Distance from Property: 5.3km



This report has been compiled on 30/05/2018 by Jupiter Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

20 SEED AVENUE, TRUGANINA, VIC 3029

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$300,000 to 320,000

Median sale price

Median price

\$324,750

House

Unit


Suburb

TRUGANINA

Period

01 October 2017 to 31 March 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
22 HOPEWOOD AVE, TRUGANINA, VIC 3029	*\$305,000	09/05/2018
10 AWARD CRES, TRUGANINA, VIC 3029	\$333,000	04/01/2018
39 ROCKPOOL RD, TRUGANINA, VIC 3029	\$300,000	01/12/2017