

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

25/2 ROCKGARDEN DRIVE 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2021

to

30 Sep 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

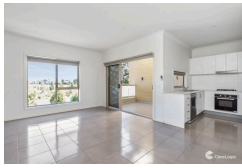
Date of sale

15/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$364,000	30-Sep-21
2/43 WESTMEADOWS LANE TRUGANINA VIC 3029	\$387,000	03-Jun-21

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: 10 October 2022



**15/2 ROCKGARDEN DRIVE
TRUGANINA VIC 3029**

2 1 1

Sold Price **\$364,000** Sold Date **30-Sep-21**

Distance **0km**



**2/43 WESTMEADOWS LANE
TRUGANINA VIC 3029**

2 1 1

Sold Price **\$387,000** Sold Date **03-Jun-21**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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