

# 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 13 Arenal Drive, 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

\$390,000

&

\$425,000

### Median sale price

Median price

\$366,400

Property Type

Vacant Land

Suburb

Truganina (3029)

Period - From

01/11/2023

to

31/10/2024

Source

Corelogic

### Comparable property sales

A

These are two 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

23 PAROO STREET, TRUGANINA VIC 3029

\$405,100

20/05/2024

21 COWAL STREET, TRUGANINA VIC 3029

\$405,100

18/07/2024

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 six months.

This Statement of Information was prepared on: 21/11/2024