

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

7 Romek Way, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$630,000

Median sale price

Median price \$664,250

Property Type House

Suburb Truganina

Period - From 01/01/2022

to 31/03/2022

Source REIV

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 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
1	17 Romek Way, Truganina, Vic 3029, Australia	\$640,000	19/02/2022
2	15 Botanical Dr TRUGANINA 3029	\$630,000	04/01/2022
3	14 Taronga Rd TRUGANINA 3029	\$625,000	04/03/2022

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 six months.~~

This Statement of Information was prepared on:

26/04/2022 15:20



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

March quarter 2022: \$664,250

Comparable Properties

17 Romek Way, Truganina, Vic 3029, Australia (REI) **Agent Comments**

 4  2  2

Price: \$640,000

Method:

Date: 19/02/2022

Property Type: House



15 Botanical Dr TRUGANINA 3029 (REI/VG) **Agent Comments**

 4  2  2

Price: \$630,000

Method: Private Sale

Date: 04/01/2022

Property Type: House (Res)

Land Size: 501 sqm approx



14 Taronga Rd TRUGANINA 3029 (REI/VG) **Agent Comments**

 4  2  2

Price: \$625,000

Method: Private Sale

Date: 04/03/2022

Property Type: House

Land Size: 462 sqm approx

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