

The RayWhite logo is positioned in the top right corner of the image. It consists of the brand name "RayWhite." in a bold, black, sans-serif typeface, set against a solid yellow rectangular background.

RayWhite.

The background of the entire page is a photograph of a family—a woman, a man, and a young child—standing in a bright, modern interior. They are all looking at a brochure held by the man. To the right, a man in a dark suit and patterned shirt is holding a tablet, looking towards the family. The woman is wearing a black blazer and a yellow and white chevron scarf. The man is wearing a dark blue V-neck sweater over a white shirt and grey trousers. The child is wearing a light grey sweater and patterned pants. The brochure they are looking at features a photograph of a modern living room with a sofa and a coffee table, and the text "RayWhite" and "It's Guide" is visible on it.

Statement of information

71 ARARAT STREET, TRUGANINA, VIC 3029
PREPARED BY ISHESH GAMBHIR, RAY WHITE POINT COOK

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

71 ARARAT STREET, TRUGANINA, VIC 3029

Indicative selling price

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

Price Range:

\$285,000 to \$313,500

Median sale price

Median price

\$349,000

Property type

Vacant Land

Suburb

TRUGANINA

Period

01 January 2024 to 31 December 2024

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 agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
20 BAKANОВI DR, TRUGANINA, VIC 3029	*\$295,000	23/08/2024
13 LAHAR RD, TRUGANINA, VIC 3029	\$285,000	25/11/2024
43 ALTAR ST, TRUGANINA, VIC 3029	\$303,500	19/10/2024

This Statement of Information was prepared on:

15/01/2025