

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

82 TORITTA WAY 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$339,000

Property type

Land

Suburb

Truganina

Period-from

01 Mar 2021

to

28 Feb 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

84 TORITTA WAY TRUGANINA VIC 3029	\$611,000	28-Oct-21
15 BOTANICAL DRIVE TRUGANINA VIC 3029	\$630,000	10-Dec-21
40 MARQUANDS ROAD TRUGANINA VIC 3029	\$637,000	04-Feb-22

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: 09 March 2022


84 TORITTA WAY TRUGANINA VIC 3029

Sold Price

\$611,000

Sold Date

28-Oct-21


Distance

0.01km

15 BOTANICAL DRIVE TRUGANINA VIC 3029

Sold Price

\$630,000

Sold Date

10-Dec-21


Distance

0.28km

40 MARQUANDS ROAD TRUGANINA VIC 3029

Sold Price

^{RS} **\$637,000**

Sold Date

04-Feb-22


Distance

0.88km

RS = Recent sale

UN = Undisclosed Sale

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