Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	33 Altar Street, Truganina Vic 3029
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$355,000	Pro	perty Type	Vaca	ant land		Suburb	Truganina
Period - From	14/11/2023	to	13/11/2024		So	urce	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

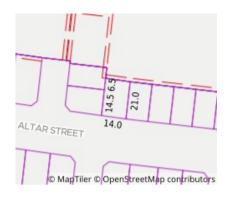
Add	dress of comparable property	Price	Date of sale
1	57 Kirkpatrick Blvd TRUGANINA 3029	\$420,000	27/09/2024
2	9 Cowal St TRUGANINA 3029	\$405,100	11/09/2024
3	7 Burbidge St TRUGANINA 3029	\$370,000	23/08/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	9 December 2024







Land Size: 294 sqm approx

Agent Comments

Indicative Selling Price \$360,000 - \$400,000 **Median Land Price** 14/11/2023 - 13/11/2024: \$355,000

Comparable Properties



57 Kirkpatrick Blvd TRUGANINA 3029 (REI/VG)

Agent Comments

Price: \$420,000 Method: Private Sale Date: 27/09/2024 Property Type: Land

Land Size: 448 sqm approx

9 Cowal St TRUGANINA 3029 (VG)



Agent Comments

Price: \$405,100 Method: Sale Date: 11/09/2024 Property Type: Land

Land Size: 350 sqm approx

7 Burbidge St TRUGANINA 3029 (REI/VG)









Price: \$370,000 Method: Private Sale Date: 23/08/2024 Property Type: Land

Land Size: 350 sqm approx

Agent Comments

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