

# 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 33 Altar Street, Truganina Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$360,000 & \$400,000

### Median sale price

Median price \$355,000 Property Type Vacant land Suburb Truganina

Period - From 14/11/2023 to 13/11/2024 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	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 comparable properties 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

33 Altar Street, Truganina Vic 3029



**Property Type:** Land  
**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)**

[Agent Comments](#)



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 23/08/2024  
**Property Type:** Land  
**Land Size:** 350 sqm approx

**Account - Burnham** | P: 03 9687 1344 | F: 03 9687 2044



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