

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

2/62 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

\$439,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Jul 2021

to

30 Jun 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

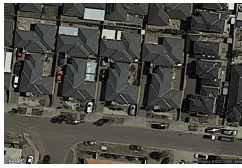
Date of sale

1/60 TORITTA WAY TRUGANINA VIC 3029	\$470,000	11-May-22
1/58 TORITTA WAY TRUGANINA VIC 3029	\$460,000	21-Jun-22
2/66 TORITTA WAY TRUGANINA VIC 3029	\$452,000	18-Jul-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: 30 July 2022



1/60 TORITTA WAY TRUGANINA VIC 3029

3 1 1

Sold Price **\$470,000** Sold Date **11-May-22**

Distance **0.02km**



1/58 TORITTA WAY TRUGANINA VIC 3029

3 1 1

Sold Price ^{RS} **\$460,000** Sold Date **21-Jun-22**

Distance **0.04km**



2/66 TORITTA WAY TRUGANINA VIC 3029

3 1 1

Sold Price ^{RS} **\$452,000** Sold Date **18-Jul-22**

Distance **0.03km**

RS = Recent sale **UN** = Undisclosed Sale

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