

STATEMENT OF INFORMATION

86 MCKINLEY DRIVE, TRUGANINA, VIC 3029

PREPARED BY ZAK ZAMMIT, N7REALESTATE.COM.AU, PHONE: 0478 063 009



N7 REAL ESTATE

Statement of Information

Single residential property located in the Melbourne metropolitan area

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

Property offered for sale

Address
Including suburb and
postcode

86 MCKINLEY DRIVE, TRUGANINA, VIC 3029

Indicative selling price

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

Price Range:

\$620,000 to \$640,000

Median sale price

Median price

\$650,000

Property type

Vacant Land


Suburb

TRUGANINA

Period

01 January 2023 to 31 December 2023

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 agent’s representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
7 DIRAN WAY, TRUGANINA, VIC 3029	\$625,000	05/10/2023
19 GINGERA ST, TRUGANINA, VIC 3029	*\$625,000	15/02/2024
12 NEROLI CRES, TRUGANINA, VIC 3029	\$620,000	21/08/2023

This Statement of Information was prepared on:

26/03/2024