

## 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

19 RINGAROOMA DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Truganina

Period-from

01 Jan 2022

to

31 Dec 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

9 BURSARIA DRIVE TRUGANINA VIC 3029	\$876,500	28-Apr-22
8 LODGING DRIVE TARNEIT VIC 3029	\$900,000	02-Aug-21
22 DEMPSEY AVENUE TRUGANINA VIC 3029	\$975,000	04-Oct-21

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: 25 January 2023



## 9 BURSARIA DRIVE TRUGANINA VIC 3029

4 3 2

Sold Price

**\$876,500**

Sold Date

**28-Apr-22**

Distance

**0.5km**



## 8 LODGING DRIVE TARNEIT VIC 3029

4 2 -

Sold Price

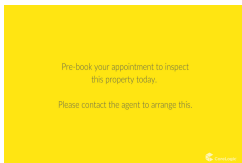
**\$900,000**

Sold Date

**02-Aug-21**

Distance

**0.55km**



## 22 DEMPSEY AVENUE TRUGANINA VIC 3029

5 3 2

Sold Price

**\$975,000**

Sold Date

**04-Oct-21**

Distance

**0.57km**

RS = Recent sale

UN = Undisclosed Sale

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