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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

25 Mitcham Street Truganina VIC 3029

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## Indicative Selling Price

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

Range between \$320,000 & \$340,000











## Median Sale Price

\$327,500 Lands in Truganina between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

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.

<b>4 Ladbroke Street Truganina VIC 3029</b>		Sold Price	<b>\$320,500</b>	Sold Date	<b>22-Mar-19</b>
 -  -  -				Distance	<b>0.95km</b>
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	<b>47 Everton Road Truganina VIC 3029</b>	Sold Price <sup>RS</sup>	<b>\$327,000</b>	Sold Date	<b>13-May-19</b>
 -  -  -				Distance	<b>1.15km</b>
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<b>10 Edenbridge Way Truganina VIC 3029</b>		Sold Price	<b>\$402,000</b>	Sold Date	<b>17-Mar-19</b>
 -  -  -				Distance	<b>2.79km</b>

RS = Recent sale

UN = Undisclosed Sale

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