

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

6 GUTHRIE 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Land

Suburb

Truganina

Period-from

01 May 2022

to

30 Apr 2023

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 HORSESHOE CIRCUIT TRUGANINA VIC 3029	\$607,000	30-Mar-23
2 TORITTA WAY TRUGANINA VIC 3029	\$600,000	19-Dec-22
8 SWINBURNE COURT TRUGANINA VIC 3029	\$600,000	07-Mar-23

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: 16 May 2023



9 HORSESHOE CIRCUIT TRUGANINA VIC 3029

3 2 2

Sold Price

^{RS}

\$607,000

Sold Date

30-Mar-23

Distance

0.53km



2 TORITTA WAY TRUGANINA VIC 3029

3 2 2

Sold Price

\$600,000

Sold Date

19-Dec-22

Distance

0.9km



8 SWINBURNE COURT TRUGANINA VIC 3029

3 1 1

Sold Price

Sold Date

07-Mar-23

Distance

0.92km

RS = Recent sale

UN = Undisclosed Sale

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