

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	59 Marquands Road, Truganina, VIC 3029
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Indicative selling price

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

Price Range	\$600,000	&	\$650,000
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Median sale price

Median price	\$660,000	Property Type	House	Suburb	Truganina (3029)
Period - From	01/05/2022	to	30/04/2023	Source	Corelogic

Comparable property sales

A 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
17 BRADSHAW STREET, TRUGANINA VIC 3029	\$620,000	17/12/2022
4 RYMILL WAY, TRUGANINA VIC 3029	\$623,000	10/01/2023
2 TORITTA WAY, TRUGANINA VIC 3029	\$600,000	19/12/2022

This Statement of Information was prepared on: 26/05/2023

