



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3 Ramsgate Crescent,
TRUGANINA 3029**

Indicative selling price

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

Range \$710,000 - \$740,000

Median sale price

Median **House** for **T RUGANINA** for period **Mar 2019 - Sep 2019**

Sourced from **Pricefinder**.

\$563,000

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 the most comparable to the property for sale.

2 Werona Terrace,
Truganina 3029

Price **\$810,000** Sold 17 July
2019

35 Elland Circuit,
Truganina 3029

Price **\$780,000** Sold 25
February 2019

7 Mainview Boulevard,
Truganina 3029

Price **\$705,000** Sold 14
March 2019

This Statement of Information was prepared on 19th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

4 beds

2 baths

2 parking

Biggin & Scott

Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,
Point Cook VIC 3030

Contact agents



Manaz Chauhan
Biggin & Scott

039 3441555
mchauhan@bigginscott.com.au



Romy Gakhar
Biggin & Scott

0430521119
0430521119
rgakhar@bigginscott.com.au

WE DELIVER. **Biggin & Scott**