

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

23 ALTAR STREET 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$375,000

Property type

Land

Suburb

Truganina

Period-from

01 Sep 2023

to

31 Aug 2024

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

29 NARRAN ROAD TRUGANINA VIC 3029	\$461,800	02-Apr-24
60 ARARAT STREET TRUGANINA VIC 3029	\$426,000	06-May-24
65 CASTELLO DRIVE DEANSIDE VIC 3336	\$402,000	20-Apr-24

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.~~

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**29 NARRAN ROAD TRUGANINA
VIC 3029**

Sold Price

\$461,800

Sold Date **02-Apr-24**



Distance **0.16km**



**60 ARARAT STREET TRUGANINA
VIC 3029**

Sold Price

\$426,000

Sold Date **06-May-24**



Distance **1.3km**



**65 CASTELLO DRIVE DEANSIDE
VIC 3336**

Sold Price

\$402,000

Sold Date **20-Apr-24**



Distance **1.64km**

RS = Recent sale

UN = Undisclosed Sale

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