

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

22 Maplewood Circuit, Truganina Vic 3029

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$645,000 Property Type House Suburb Truganina

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 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
1	31 Bruny Dr TARNEIT 3029	\$688,000	15/04/2023
2	19 Merville Av TRUGANINA 3029	\$670,000	05/06/2023
3	30 Dempsey Av TRUGANINA 3029	\$666,000	01/08/2023

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 six months.~~

This Statement of Information was prepared on:

15/08/2023 22:22



Property Type: Land
Land Size: 375 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
June quarter 2023: \$645,000

Comparable Properties

31 Bruny Dr TARNEIT 3029 (REI/VG)

Agent Comments



Price: \$688,000
Method: Sold Before Auction
Date: 15/04/2023
Property Type: House (Res)
Land Size: 400 sqm approx



19 Merville Av TRUGANINA 3029 (REI/VG)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 05/06/2023
Property Type: House
Land Size: 350 sqm approx



30 Dempsey Av TRUGANINA 3029 (REI)

Agent Comments



Price: \$666,000
Method: Private Sale
Date: 01/08/2023
Property Type: House
Land Size: 448 sqm approx