

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



152 ALTEZZE DRIVE, TRUGANINA, VIC



Indicative Selling Price

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

Price Range: \$229,000 to \$249,000

MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (Vacant Land)

\$315,150

01 January 2022 to 30 June 2022

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 ALTURA DR, TRUGANINA, VIC 3029



Sale Price

\$232,500

Sale Date: 28/03/2022

Distance from Property: 413m



85 HIGHLINE BVD, TRUGANINA, VIC 3029



Sale Price

\$227,500

Sale Date: 01/04/2022

Distance from Property: 356m



1 ANDRE WALK, TRUGANINA, VIC 3029



Sale Price

\$218,375

Sale Date: 16/05/2022

Distance from Property: 984m



This report has been compiled on 28/09/2022 by Smartagent Group. Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

152 ALTEZZE DRIVE, TRUGANINA, VIC 3029

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Price Range:

\$229,000 to \$249,000

Median sale price

Median price

\$315,150

Property type

Vacant Land

Suburb

TRUGANINA

Period

01 January 2022 to 30 June 2022

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 ALTURA DR, TRUGANINA, VIC 3029	\$232,500	28/03/2022
85 HIGHLINE BVD, TRUGANINA, VIC 3029	\$227,500	01/04/2022
1 ANDRE WALK, TRUGANINA, VIC 3029	\$218,375	16/05/2022

This Statement of Information was prepared on:

28/09/2022