

## 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

TERRIGAL ROAD TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$421,200

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$380,000

Property type

Land

Suburb

Truganina

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 3 TERRIGAL ROAD TRUGANINA VIC 3029 | \$421,200 | 20-Dec-22 |
| 2 CORVO DRIVE TRUGANINA VIC 3029   | \$331,000 | 26-Nov-21 |
| 16 BANAHAU ROAD TRUGANINA VIC 3029 | \$446,500 | 27-Jun-22 |

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.~~

This Statement of Information was prepared on: 26 April 2023



### 3 TERRIGAL ROAD TRUGANINA VIC 3029

Sold Price

<sup>RS</sup> **\$421,200** Sold Date **20-Dec-22**

 -  -  -

Distance **0km**



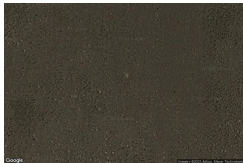
### 2 CORVO DRIVE TRUGANINA VIC 3029

Sold Price

**\$331,000** Sold Date **26-Nov-21**

 4  2  -

Distance **0.24km**



### 16 BANAHAW ROAD TRUGANINA VIC 3029

Sold Price

**\$446,500** Sold Date **27-Jun-22**

 -  -  -

Distance **0.31km**



### 12 BANAHAW ROAD TRUGANINA VIC 3029

Sold Price

Sold Date **19-Jan-23**

 4  2  2

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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