

STATEMENT OF INFORMATION

10 FOTHERGIL GROVE, TRUGANINA, VIC 3029

PREPARED BY PRESTIGE GROUP REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 FOTHERGIL GROVE, TRUGANINA,

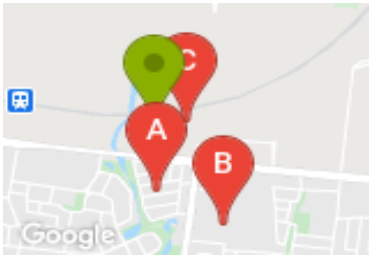
 4  2  2

Indicative Selling Price

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

Price Range: \$570,000 to \$590,000

MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (Vacant Land)

\$335,000

01 January 2020 to 31 December 2020

Provided by: 

COMPARABLE PROPERTIES

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.



20 JOURAMA RD, TRUGANINA, VIC 3029

 4  2  2

Sale Price

***\$592,500**

Sale Date: 08/12/2020

Distance from Property: 481m



6 MERIVALE DR, TRUGANINA, VIC 3029

 4  2  2

Sale Price

\$606,000

Sale Date: 02/08/2020

Distance from Property: 854m



12 AYLESBURY AVE, TRUGANINA, VIC 3029

 4  2  2

Sale Price

\$600,000

Sale Date: 19/12/2019

Distance from Property: 222m



This report has been compiled on 13/01/2021 by Prestige Group Real Estate. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act

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 in 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.

Property offered for

Address
Including suburb and

10 FOTHERGIL GROVE, TRUGANINA, VIC 3029

Indicative selling price

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

Price Range:

\$570,000 to \$590,000

Median sale price

Median price

\$335,000

Property type

House

Suburb

TRUGANINA

Period

01 January 2020 to 31 December 2020

Source

pricfinder

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 most comparable to the property for sale.

Address of comparable

Price

Date of sale

20 JOURAMA RD, TRUGANINA, VIC 3029	*\$592,500	08/12/2020
6 MERIVALE DR, TRUGANINA, VIC 3029	\$606,000	02/08/2020
12 AYLESBURY AVE, TRUGANINA, VIC 3029	\$600,000	19/12/2019

This Statement of Information was prepared

13/01/2021