

STATEMENT OF INFORMATION

10 RONALD ROAD, TRUGANINA, VIC 3029

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 RONALD ROAD, TRUGANINA, VIC 3029  3  2  3

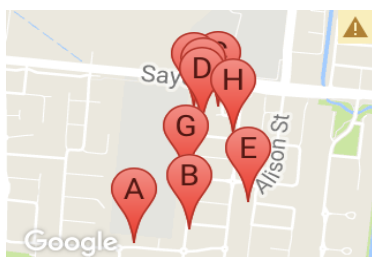
Indicative Selling Price

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

Price Range: **590,000 to 640,000**

Provided by: monique ruggieri, Biggin & Scott Sunshine

MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (House)

\$550,000

01 October 2017 to 31 December 2017

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.



49 CUTHBERT AVE, TRUGANINA, VIC 3029  4  2  2

Sale Price

***\$665,000**

Sale Date: 19/01/2018

Distance from Property: 520m



15 DROMANA WAY, TRUGANINA, VIC 3029  4  2  2

Sale Price

\$583,000

Sale Date: 25/12/2017

Distance from Property: 434m



15 KIMBA CCT, TRUGANINA, VIC 3029  4  2  2

Sale Price

***\$615,000**

Sale Date: 15/12/2017

Distance from Property: 78m



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15 RONALD RD, TRUGANINA, VIC 3029

4 2 2

Sale Price

***\$615,000**

Sale Date: 02/12/2017

Distance from Property: 57m



50 ALISON ST, TRUGANINA, VIC 3029

4 2 2

Sale Price

\$657,000

Sale Date: 05/11/2017

Distance from Property: 381m



11 RONALD RD, TRUGANINA, VIC 3029

4 3 2

Sale Price

\$670,000

Sale Date: 06/10/2017

Distance from Property: 35m



8 WILMA CRT, TRUGANINA, VIC 3029

4 2 2

Sale Price

\$625,000

Sale Date: 25/08/2017

Distance from Property: 259m



29 RONALD RD, TRUGANINA, VIC 3029

4 2 2

Sale Price

\$610,000

Sale Date: 21/08/2017

Distance from Property: 158m



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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 RONALD ROAD, TRUGANINA, VIC 3029

Indicative selling price

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

Price Range:

590,000 to 640,000

Median sale price

Median price

\$550,000

House

X

Unit


Suburb

TRUGANINA

Period

01 October 2017 to 31 December 2017

Source



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 property	Price	Date of sale
49 CUTHBERT AVE, TRUGANINA, VIC 3029	*\$665,000	19/01/2018
15 DROMANA WAY, TRUGANINA, VIC 3029	\$583,000	25/12/2017
15 KIMBA CCT, TRUGANINA, VIC 3029	*\$615,000	15/12/2017
15 RONALD RD, TRUGANINA, VIC 3029	*\$615,000	02/12/2017

50 ALISON ST, TRUGANINA, VIC 3029	\$657,000	05/11/2017
11 RONALD RD, TRUGANINA, VIC 3029	\$670,000	06/10/2017
8 WILMA CRT, TRUGANINA, VIC 3029	\$625,000	25/08/2017
29 RONALD RD, TRUGANINA, VIC 3029	\$610,000	21/08/2017