

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

20 Joanne Drive, Truganina Vic 3029

Indicative selling price

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

Range between \$700,000 & \$750,000

Median sale price

Median price \$650,000 Property Type House Suburb Truganina

Period - From 10/03/2024 to 09/03/2025 Source Property Data

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	21 Brunswick Dr TRUGANINA 3029	\$825,000	02/11/2024
2	25 Ringarooma Dr TRUGANINA 3029	\$745,000	19/09/2024
3			

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: 10/03/2025 17:02



Property Type: Land
Land Size: 392 sqm approx
 Agent Comments

Indicative Selling Price
 \$700,000 - \$750,000
Median House Price
 10/03/2024 - 09/03/2025: \$650,000

Comparable Properties

21 Brunswick Dr TRUGANINA 3029 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 02/11/2024
Property Type: House (Res)
Land Size: 447 sqm approx

25 Ringarooma Dr TRUGANINA 3029 (VG)

Agent Comments



Price: \$745,000
Method: Sale
Date: 19/09/2024
Property Type: House (Res)
Land Size: 539 sqm approx

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.

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