

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**29 ORLANDO DRIVE, TRUGANINA, VIC**

3 2 2

### Indicative Selling Price

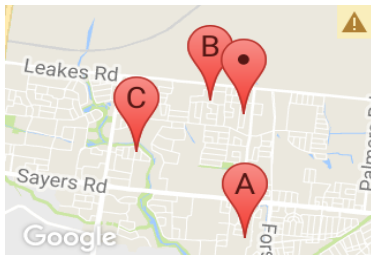
For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range:

**510,000 to 521,000**

Provided by: Lora Lagamba, Barlow McEwan Tribe Newport

## MEDIAN SALE PRICE



**TRUGANINA, VIC, 3029**

Suburb Median Sale Price (House)

**\$525,000**

01 April 2017 to 30 September 2017

Provided by: pricefinder

## 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.



**39 VICTORIA ST, TRUGANINA, VIC 3029**

3 2 2

Sale Price

**\$550,000**

Sale Date: 12/10/2017

Distance from Property: 1.8km



**3 LAZOR ST, TRUGANINA, VIC 3029**

3 2 2

Sale Price

**\*\$515,000**

Sale Date: 25/09/2017

Distance from Property: 480m



**16 FRESH VIEW DR, TARNEIT, VIC 3029**

3 2 2

Sale Price

**\$540,000**

Sale Date: 08/08/2017

Distance from Property: 1.5km



This report has been compiled on 11/12/2017 by Barlow McEwan Tribe Newport. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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 1980

Property offered for sale

Address  
Including suburb and  
postcode

29 ORLANDO DRIVE, TRUGANINA, VIC 3029

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

510,000 to 521,000

Median sale price

Median price

\$525,000

House

X

Unit

Suburb

TRUGANINA

Period

01 April 2017 to 30 September 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 |
|-------------------------------------|------------|--------------|
| 39 VICTORIA ST, TRUGANINA, VIC 3029 | \$550,000  | 12/10/2017   |
| 3 LAZOR ST, TRUGANINA, VIC 3029     | *\$515,000 | 25/09/2017   |
| 16 FRESH VIEW DR, TARNEIT, VIC 3029 | \$540,000  | 08/08/2017   |