

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

33 REETAJ CRESCENT TRUGANINA VIC 3029

Indicative selling price

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

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Land

Suburb

Truganina

Period-from

01 May 2022

to

30 Apr 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

18 RONALD ROAD TRUGANINA VIC 3029	\$570,000	28-Nov-22
14 BRONZEWING STREET WILLIAMS LANDING VIC 3027	\$785,000	01-Dec-22
18 PENROSE PROMENADE TARNEIT VIC 3029	\$611,000	15-Feb-23

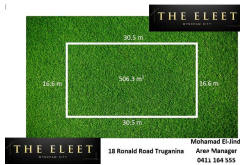
OR

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.~~

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Lateef Mohammed
P 03 8323 0194
M 0433568575
E info@qubarealestate.com.au



18 RONALD ROAD TRUGANINA VIC 3029 Sold Price **\$570,000** Sold Date **28-Nov-22**

- - -

Distance **0.31km**



14 BRONZEWING STREET WILLIAMS LANDING VIC 3027 Sold Price **\$785,000** Sold Date **01-Dec-22**

- - -

Distance **1.74km**



18 PENROSE PROMENADE TARNEIT VIC 3029 Sold Price **\$611,000** Sold Date **15-Feb-23**

- - -

Distance **4.16km**



1 BOLTE DRIVE TRUGANINA VIC 3029 Sold Price **\$545,000** Sold Date **15-Mar-23**

- - -

Distance **4.2km**

RS = Recent sale UN = Undisclosed Sale

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