

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

3/31A TORITTA WAY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$478,949

Property type

Unit

Suburb

Truganina

Period-from

01 Feb 2024

to

31 Jan 2025

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

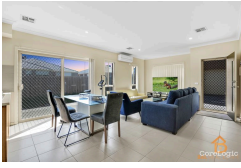
Date of sale

5/25-27 STARFLOWER WAY TRUGANINA VIC 3029	\$495,000	13-Mar-24
28 ARTICHOKE WALK TRUGANINA VIC 3029	\$501,000	13-Mar-24
26 ARTICHOKE WALK TRUGANINA VIC 3029	\$500,000	21-Mar-24

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.~~

This Statement of Information was prepared on: 05 February 2025



**5/25-27 STARFLOWER WAY
TRUGANINA VIC 3029**

4 2 2

Sold Price **\$495,000** Sold Date **13-Mar-24**

Distance **0.57km**



**28 ARTICHOKE WALK TRUGANINA
VIC 3029**

3 2 1

Sold Price **\$501,000** Sold Date **13-Mar-24**

Distance **2.68km**



**26 ARTICHOKE WALK TRUGANINA
VIC 3029**

3 2 1

Sold Price **\$500,000** Sold Date **21-Mar-24**

Distance **2.68km**

RS = Recent sale

UN = Undisclosed Sale

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