

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

24 Dolomites 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

01/07/2021

to

30/06/2022

Source

REIV

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	18 Gingera St TRUGANINA 3029	\$750,000	02/06/2022
2	157 Clara Av TRUGANINA 3029	\$740,000	24/05/2022
3	12 Oliveto Av TRUGANINA 3029	\$720,000	11/08/2022

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:

17/08/2022 10:35



 4  2  2

Property Type: House

Land Size: 312 sqm approx

Agent Comments

Comparable Properties

18 Gingera St TRUGANINA 3029 (VG)

Agent Comments

 4  -  -

Price: \$750,000

Method: Sale

Date: 02/06/2022

Property Type: House (Res)

Land Size: 392 sqm approx

157 Clara Av TRUGANINA 3029 (VG)

Agent Comments

 4  -  -

Price: \$740,000

Method: Sale

Date: 24/05/2022

Property Type: House (Res)

Land Size: 345 sqm approx



12 Oliveto Av TRUGANINA 3029 (REI)

Agent Comments

 4  2  2

Price: \$720,000

Method: Private Sale

Date: 11/08/2022

Property Type: House

Land Size: 400 sqm approx