

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

46 RATHMINES ROAD 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

\$400,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,500

Property type

Land

Suburb

Truganina

Period-from

01 Jul 2022

to

30 Jun 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

12 BRAMFORD CRESCENT TRUGANINA VIC 3029	\$460,000	17-Nov-22
981 MORRIS ROAD TRUGANINA VIC 3029	\$410,000	18-Aug-22
822 MORRIS ROAD TRUGANINA VIC 3029	\$480,000	09-Mar-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.~~

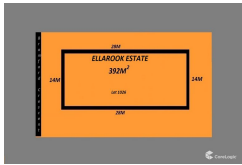
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Preet Rathore

M 0433146387

E preet.rathore@sahararealestate.com.au



12 BRAMFORD CRESCENT TRUGANINA VIC 3029

- - -

Sold Price

\$460,000

Sold Date

17-Nov-22

Distance

0.16km



981 MORRIS ROAD TRUGANINA VIC 3029

4 2 -

Sold Price

\$410,000

Sold Date

18-Aug-22

Distance

0.59km



822 MORRIS ROAD TRUGANINA VIC 3029

- - -

Sold Price

\$480,000

Sold Date

09-Mar-23

Distance

1.62km



9 CUSHION WAY TARNEIT VIC 3029

4 2 -

Sold Price

\$420,000

Sold Date

05-Apr-23

Distance

2.39km

RS = Recent sale

UN = Undisclosed Sale

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