Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

2 Galactic Way, Truganina Vic 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$795,000 & \$850,000	ange between	ween \$795,000	&	\$850,000
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Median sale price

Median price \$650,000	Pro	pperty Type Hou	ıse		Suburb	Truganina
Period - From 01/07/2021	to	30/06/2022	So	urce	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

7,01	aress of comparable property	1 1100	Date of Sale
1	18 Goldsborough Rd TRUGANINA 3029	\$850,000	15/06/2022
2	23 Urban Dr WILLIAMS LANDING 3027	\$840,000	05/04/2022
3	2 Bronzewing St WILLIAMS LANDING 3027	\$805,000	12/06/2022

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:	10/08/2022 12:45



Date of sale



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Property Type: House Land Size: 465 sqm approx **Agent Comments**

Indicative Selling Price \$795,000 - \$850,000 **Median House Price** Year ending June 2022: \$650,000

Comparable Properties



18 Goldsborough Rd TRUGANINA 3029

(REI/VG)



Price: \$850,000 Method: Private Sale Date: 15/06/2022 Property Type: House Land Size: 293 sqm approx **Agent Comments**



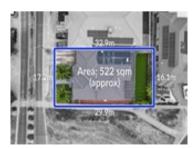
23 Urban Dr WILLIAMS LANDING 3027

(REI/VG)





Price: \$840.000 Method: Private Sale Date: 05/04/2022 Property Type: House Land Size: 461 sqm approx **Agent Comments**



2 Bronzewing St WILLIAMS LANDING 3027

(REI)





Price: \$805,000 Method: Private Sale Date: 12/06/2022 Property Type: House Land Size: 522 sqm approx **Agent Comments**

Account - Melbourne RE | P: 03 9829 2900 | F: 03 9829 2951



