

# 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

2 Galactic Way, Truganina Vic 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$795,000

&

\$850,000

### 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 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



4 3 2

**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 Goldsbrough Rd TRUGANINA 3029**  
(REI/VG)

**Agent Comments**

4 2 2

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



**23 Urban Dr WILLIAMS LANDING 3027**  
(REI/VG)

**Agent Comments**

4 2 2

**Price:** \$840,000  
**Method:** Private Sale  
**Date:** 05/04/2022  
**Property Type:** House  
**Land Size:** 461 sqm approx



**2 Bronzewing St WILLIAMS LANDING 3027**  
(REI)

**Agent Comments**

4 2 2

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