

## 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

105/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$340,000

&

\$370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 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

25/2 ROCKGARDEN DRIVE TRUGANINA VIC 3029	\$360,000	21-Nov-22
29 GOLDSBOROUGH ROAD TRUGANINA VIC 3029	\$410,000	24-Nov-22

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: 15 February 2023



**25/2 ROCKGARDEN DRIVE  
TRUGANINA VIC 3029**

 2  1  1

Sold Price

**\$360,000**

Sold Date

**21-Nov-22**

Distance

**0km**



**29 GOLDSBOROUGH ROAD  
TRUGANINA VIC 3029**

 2  2  1

Sold Price

**\$410,000**

Sold Date

**24-Nov-22**

Distance

**0.76km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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