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

22 SARETTE RETREAT 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	\$532,000	&	\$560,000
J	between	. ,		. ,

Median sale price

(*Delete house or unit as applicable)

Median Price	\$490,000	Prop	erty type	y type Unit		Suburb	Truganina
Period-from	01 Jun 2024	to	31 May 2	2025	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
20 SARETTE RETREAT TRUGANINA VIC 3029	\$522,000	03-Jun-25
1/10 CORYMBIA COURT TRUGANINA VIC 3029	\$525,000	20-Mar-25
31 SWAMPHEN DRIVE WILLIAMS LANDING VIC 3027	\$560,000	16-Jan-25

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: 18 June 2025





Emil Vartazarian P 93958518 M 0433533572

E emil@surgerealty.com.au



20 SARETTE RETREAT TRUGANINA VIC 3029

□ 1

₾ 2 **■** 3

Sold Price

*\$522,000 Sold Date 03-Jun-25

Distance 0km



1/10 CORYMBIA COURT **TRUGANINA VIC 3029**

■ 3 ₾ 2 Sold Price

\$525,000 Sold Date 20-Mar-25

Distance 1.45km



31 SWAMPHEN DRIVE WILLIAMS **LANDING VIC 3027**

= 3 ₽ 2 Sold Price

\$560,000 Sold Date **16-Jan-25**

Distance 1.69km

RS = Recent sale

UN = Undisclosed Sale

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