

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

1/58 TORITTA WAY 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Truganina

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|--|-----------|-----------|
| 1/6 STARFLOWER WAY TRUGANINA VIC 3029 | \$485,000 | 26-Jun-23 |
| 1/23 STARFLOWER WAY TRUGANINA VIC 3029 | \$480,000 | 03-Jul-23 |
| 2/2 VANDERBILT AVENUE TRUGANINA VIC 3029 | \$470,000 | 11-May-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.~~

This Statement of Information was prepared on: 24 October 2023

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**1/6 STARFLOWER WAY
TRUGANINA VIC 3029**

3 2 1

Sold Price

^{RS} **\$485,000**

Sold Date **26-Jun-23**

Distance **0.31km**



**1/23 STARFLOWER WAY
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$480,000

Sold Date **03-Jul-23**

Distance **0.43km**



**2/2 VANDERBILT AVENUE
TRUGANINA VIC 3029**

3 2 1

Sold Price

\$470,000

Sold Date **11-May-23**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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