

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

12 Dennerley Way, Truganina Vic 3029

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$650,000 Property Type House Suburb Truganina

Period - From 01/07/2023 to 30/09/2023 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	24 Armour St TRUGANINA 3029	\$668,000	31/08/2023
2	13 Dennerley Way TRUGANINA 3029	\$625,000	02/06/2023
3	22 Lambourne Av TRUGANINA 3029	\$620,000	21/10/2023

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:

22/11/2023 10:34

Cindy Cai
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 3  2  2

Rooms: 2
Property Type: House
Land Size: 375 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$630,000 - \$660,000
Median House Price
September quarter 2023: \$650,000

Comparable Properties



24 Armour St TRUGANINA 3029 (REI/VG)

[Agent Comments](#)

 4  2  2

Price: \$668,000
Method: Private Sale
Date: 31/08/2023
Property Type: House
Land Size: 397 sqm approx

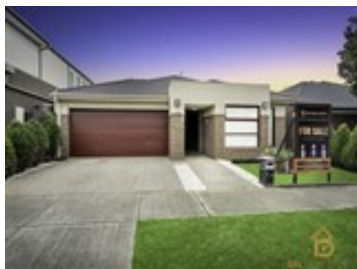


13 Dennerley Way TRUGANINA 3029 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$625,000
Method: Private Sale
Date: 02/06/2023
Property Type: House (Res)
Land Size: 350 sqm approx



22 Lambourne Av TRUGANINA 3029 (REI)

[Agent Comments](#)

 3  2  2

Price: \$620,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House

Account - J & Maxwell Pty Ltd | P: 0398672264