

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

28 Monet Drive, Truganina Vic 3029

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$645,000 Property Type House Suburb Truganina

Period - From 01/01/2023 to 31/12/2023 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.

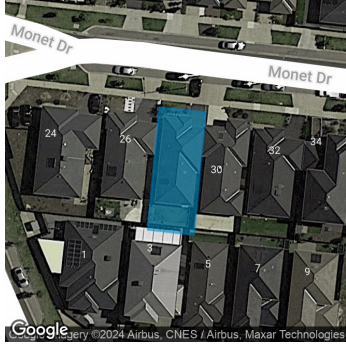
	Address of comparable property	Price	Date of sale
1	12 Neroli Cr TRUGANINA 3029	\$620,000	07/09/2023
2	6 Smethwick Ct TRUGANINA 3029	\$600,000	08/12/2023
3	10A Harness Ct TRUGANINA 3029	\$590,000	16/01/2024

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:

23/01/2024 11:07



3 2 1

Property Type: House

Agent Comments

Indicative Selling Price

\$590,000 - \$630,000

Median House Price

Year ending December 2023: \$645,000

Comparable Properties



12 Neroli Cr TRUGANINA 3029 (REI/VG)

Agent Comments

3 2 1

Price: \$620,000

Method: Private Sale

Date: 07/09/2023

Property Type: House

Land Size: 336 sqm approx



6 Smethwick Ct TRUGANINA 3029 (REI)

Agent Comments

3 2 1

Price: \$600,000

Method: Sold Before Auction

Date: 08/12/2023

Property Type: House (Res)

Land Size: 326 sqm approx



10A Harness Ct TRUGANINA 3029 (REI)

Agent Comments

3 2 1

Price: \$590,000

Method: Private Sale

Date: 16/01/2024

Property Type: House

Land Size: 270 sqm approx

Account - Gem Realty