

# 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 46 Rhonda Crescent, Truganina VIC 3029 (land size: 400 m<sup>2</sup>, east facing, no easement)

### Indicative selling price

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

Single price \$\* or range between \$680,000 & \$700,000

### Median sale price

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

Period - From 01/01/2024 to 31/03/2024 Source REIV

### Comparable property sales

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
7 Warrnambool Avenue, Truganina, Vic 3029 (land size: 400 m <sup>2</sup> , east facing)	\$720,504	19 Apr 2024
11 Boulder Avenue, Truganina, Vic 3029 (land size: 400 m <sup>2</sup> , south facing)	\$711,000	09 Mar 2024
21 Woolshed Drive, Truganina, Vic 3029 (land size: 406 m <sup>2</sup> , south facing, no easement)	\$737,000	23 Feb 2024

This Statement of Information was prepared on: 09/05/2024