

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

5 BAKANNOVI DRIVE 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

\$340,000

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

Land

Suburb

Truganina

Period-from

01 Feb 2022

to

31 Jan 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

15 BAKANNOVI DRIVE TRUGANINA VIC 3029	\$374,500	08-Oct-21
27 BAKANNOVI DRIVE TRUGANINA VIC 3029	\$395,500	23-Nov-
		21

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: 20th July 2023