



Statement of Information

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address available upon request, Truganina

Indicative selling price

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

Range

\$365,000

Median sale price

Median price \$365,000

Land



Unit



Suburb

Truganina

Period - From

01 Mar 2022

to

28 Feb 2023

Source

RP Data Core Logic

Comparable sales

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.

Comparable #1

Address	Lot 3209, Aylesbury Ave, Truganina		
Sale Price	\$446,000	Date of Sale	27/01/2023

Comparable #2

Address	36 Stockyard Street, Truganina		
Sale Price	\$490,000	Date of Sale	25/01/2023

Comparable #3

Address	12 Gingera Street, Truganina,		
Sale Price	\$418,000	Date of Sale	22/12/2022

LJ Hooker Point Cook
Shop 211/4 Main Street, Point Cook
03 9975 7080
pointcook.ljhooker.com.au

07 March 2023