

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

13 GELANTIPY 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$394,500

Property type

Land

Suburb

Truganina

Period-from

01 May 2022

to

30 Apr 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

17 GENOVESA DRIVE TRUGANINA VIC 3029	\$622,000	20-Feb-23
25 ALISO STREET TRUGANINA VIC 3029	\$630,000	18-May-23
25 PECHORA STREET TRUGANINA VIC 3029	\$640,000	13-Feb-23

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: 30 May 2023



Real Estate

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17 GENOVESA DRIVE TRUGANINA VIC 3029

Sold Price

\$622,000

Sold Date

20-Feb-23

4 2 2

Distance

0.32km



25 ALISO STREET TRUGANINA VIC 3029

Sold Price

^{RS}

\$630,000

Sold Date

18-May-23

4 2 2

Distance

0.23km



25 PECHORA STREET TRUGANINA VIC 3029

Sold Price

\$640,000

Sold Date

13-Feb-23

4 2 2

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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