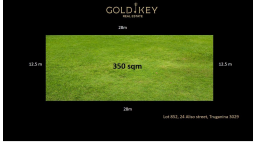


## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



24 ALISO STREET, TRUGANINA, VIC 3029



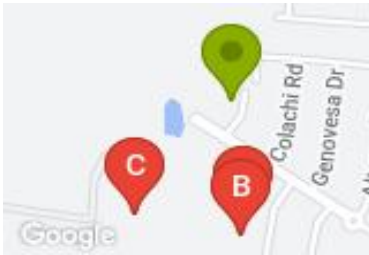
## Indicative Selling Price

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

Price Range: **\$350,000 to \$375,000**

Provided by: Yash Chachra , Ray White Truganina

## MEDIAN SALE PRICE



TRUGANINA, VIC, 3029

Suburb Median Sale Price (Vacant Land)

**\$416,500**

01 October 2022 to 31 December 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



3 BYROCK ST, TRUGANINA, VIC 3029



Sale Price

**\$357,000**

Sale Date: 29/08/2022

Distance from Property: 217m



7 BYROCK ST, TRUGANINA, VIC 3029



Sale Price

**\$390,000**

Sale Date: 09/12/2022

Distance from Property: 241m



30 AMUKTA RD, TRUGANINA, VIC 3029



Sale Price

**\$357,000**

Sale Date: 08/09/2022

Distance from Property: 258m



This report has been compiled on 27/02/2023 by Ray White Truganina. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

24 ALISO STREET, TRUGANINA, VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$350,000 to \$375,000

### Median sale price

Median price

\$416,500

Property type

Vacant Land

Suburb

TRUGANINA

Period

01 October 2022 to 31 December 2022

Source

 pricfinder

### Comparable property 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.

#### Address of comparable property

#### Price

#### Date of sale

3 BYROCK ST, TRUGANINA, VIC 3029	\$357,000	29/08/2022
7 BYROCK ST, TRUGANINA, VIC 3029	\$390,000	09/12/2022
30 AMUKTA RD, TRUGANINA, VIC 3029	\$357,000	08/09/2022

This Statement of Information was prepared on:

27/02/2023