

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

4 BRATAN WAY 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

\$610,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

House

Suburb

Truganina

Period-from

01 Mar 2024

to

28 Feb 2025

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

2 VINCENZA AVENUE TRUGANINA VIC 3029	\$620,000	20-Dec-24
74 HIGHLINE BOULEVARD TRUGANINA VIC 3029	\$630,000	20-Dec-24
6 GELANTIPY DRIVE TRUGANINA VIC 3029	\$643,000	01-Oct-24

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: 07 March 2025