

# 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

10 Pennyroyal Avenue, Truganina Vic 3029

### Indicative selling price

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

Range between \$330,000 & \$350,000

### Median sale price

Median price \$336,100 Property Type Vacant land Suburb Truganina

Period - From 23/09/2018 to 22/09/2019 Source REIV

### 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 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
1	16 Topiary St TRUGANINA 3029	\$367,000	03/06/2019
2	33 Bodnat St TRUGANINA 3029	\$346,000	10/06/2019
3	9 Bodnat St TRUGANINA 3029	\$320,000	10/04/2019

**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 six months.~~

This Statement of Information was prepared on:

23/09/2019 16:44



**Property Type:** Land  
**Land Size:** 315 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$330,000 - \$350,000  
**Median Land Price**  
23/09/2018 - 22/09/2019: \$336,100

## Comparable Properties

### 16 Topiary St TRUGANINA 3029 (VG)

Agent Comments



**Price:** \$367,000  
**Method:** Sale  
**Date:** 03/06/2019  
**Property Type:** Land  
**Land Size:** 347 sqm approx

### 33 Bodnat St TRUGANINA 3029 (VG)

Agent Comments



**Price:** \$346,000  
**Method:** Sale  
**Date:** 10/06/2019  
**Property Type:** Land  
**Land Size:** 299 sqm approx

### 9 Bodnat St TRUGANINA 3029 (VG)

Agent Comments



**Price:** \$320,000  
**Method:** Sale  
**Date:** 10/04/2019  
**Property Type:** Land  
**Land Size:** 270 sqm approx