Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	14 Corvo Drive Truganina, 3029

Indicative selling price

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

Range between	$750,000 & $780,000

Median sale price

Median price	$680,000	Property Type	HOUSE	Suburb	TRUGANINA
Period - From	01-Sep-2024	to	01-Oct-2024	Source	Corelogic

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
1	90 KIRKPATRICK BOULEVARD TRUGANINA VIC 3029 - 364m2 Land	$797,000	14-Jun-2024
2	2 GALERAS STREET TRUGANINA VIC 3029 - 248m2 Land	$784,000	24-Jul-2024
3	16 BARNMEAD STREET DEANSIDE VIC 3336 - 352m2 Land	$745,000	27-Jul-2024

This statement of information was prepared on 09-Jan-2025 at 10:20:58 AM AEDT