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	27 Gascoyne Way Truganina, 3029

Indicative selling price

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

Range between	$685,000 & $705,000

Median sale price

Median price	$651,500	Property Type	HOUSE	Suburb	TRUGANINA
Period - From	01-May-2022	to	30-Apr-2023	Source	REA

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	103 Marquands Road Truganina VIC 3029	$695,000	01-Apr-2023
2	4 Mayfield Avenue Truganina VIC 3029	$686,000	11-Apr-2023
3	29 Graduate Street Truganina VIC 3029	$690,000	28-Apr-2023

This statement of information was prepared on 10-May-2023 at 9:34:53 AM EST