

## 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

716 Dohertys Road Truganina VIC 3029

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$16,000,000

&

\$17,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$346,000

Property type

Land

Suburb

Truganina

Period-from

01 Nov 2018

to

31 Oct 2019

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

580-610 Dohertys Road Truganina VIC 3029	\$16,940,000	07-Mar-19
8 Perpetual Street Truganina VIC 3029	\$20,738,190	07-Aug-18
151 Leakes Road Truganina VIC 3029	\$28,600,000	26-Feb-19

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: 13 November 2019



**580-610 Dohertys Road Truganina VIC 3029**

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Sold Price **\$16,940,000** Sold Date **07-Mar-19**

Distance **1.05km**

**8 Perpetual Street Truganina VIC 3029**

 -  -  -

Sold Price **\$20,738,190** Sold Date **07-Aug-18**

Distance **2.16km**



**151 Leakes Road Truganina VIC 3029**

 3  -  -

Sold Price **\$28,600,000** Sold Date **26-Feb-19**

Distance **3.3km**

**1 Botero Place Truganina VIC 3029**

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Sold Price **\$10,718,400** Sold Date **26-Jun-19**

Distance **0.52km**



**210 Swann Drive Derrimut VIC 3026**

 -  2  1

Sold Price **\$11,500,000** Sold Date **21-Aug-18**

Distance **4.35km**



**28-30 Marshall Court Altona VIC 3018**

 -  -  -

Sold Price **\$29,500,000** Sold Date **10-Apr-19**

Distance **5.45km**

RS = Recent sale

UN = Undisclosed Sale

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