



## Statement of Information

Section n 47AF of the Estate Agents Act 1980

Property offered for sale  
**31 Omaroo Street,  
TRUGANINA 3029**

### Indicative selling price

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

**Range \$580,000 - \$590,000**

### Median sale price

Median **House** for **T RUGANINA** for period **Jul 2019 - Sep 2019**

Sourced from **Pricefinder**.

**\$585,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**19 Thyme Street,**  
Truganina 3029

Price **\$570,000** Sold 23  
August 2019

**34 Esther Street,**  
Truganina 3029

Price **\$585,000** Sold 28 July  
2019

**32 Vetiver Avenue,**  
Truganina 3029

Price **\$575,000** Sold 12 July  
2019

This Statement of Information was prepared on 4th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Biggin & Scott Wyndham City

108/22-30 Wallace Avenue,  
Point Cook VIC 3030

### Contact agents



**Manaz Chauhan**  
Biggin & Scott

0 39 3441555

[mchauhan@bigginscott.com.au](mailto:mchauhan@bigginscott.com.au)



**Romy Gakhar**  
Biggin & Scott

0 430 521119

0 430 521119

[rgakhar@bigginscott.com.au](mailto:rgakhar@bigginscott.com.au)

WE DELIVER. **Biggin & Scott**