

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

3 Stonehaven Road, Traralgon Vic 3844

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$529,500

Property Type House

Suburb Traralgon

Period - From 01/01/2024

to 31/03/2024

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	14 Duxbury Dr TRARALGON 3844	\$690,000	15/04/2024
2	20 Swinburne Cr TRARALGON 3844	\$690,000	20/03/2024
3	66 Hammersmith Cirt TRARALGON 3844	\$650,000	09/05/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

20/05/2024 13:57



 4  2  2

Property Type: House
Land Size: 700 sqm approx
Agent Comments

Indicative Selling Price
\$695,000
Median House Price
March quarter 2024: \$529,500

Comparable Properties



14 Duxbury Dr TRARALGON 3844 (REI)

Agent Comments

 4  2  2

Price: \$690,000
Method: Private Sale
Date: 15/04/2024
Property Type: House
Land Size: 1000 sqm approx



20 Swinburne Cr TRARALGON 3844 (REI)

Agent Comments

 5  2  2

Price: \$690,000
Method: Private Sale
Date: 20/03/2024
Property Type: House
Land Size: 708 sqm approx



66 Hammersmith Cirt TRARALGON 3844 (REI) **Agent Comments**

 4  2  4

Price: \$650,000
Method: Private Sale
Date: 09/05/2024
Property Type: House
Land Size: 714 sqm approx

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