

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

7 Gwalia Street, Traralgon Vic 3844

Indicative selling price

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

Single price \$485,000

Median sale price

Median price \$500,000

Property Type House

Suburb Traralgon

Period - From 18/01/2023

to 17/01/2024

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	12 Berry St TRARALGON 3844	\$490,000	28/06/2023
2	8 Wotan Ct TRARALGON 3844	\$485,000	20/02/2023
3	66 Grey St TRARALGON 3844	\$480,000	26/02/2023

OR

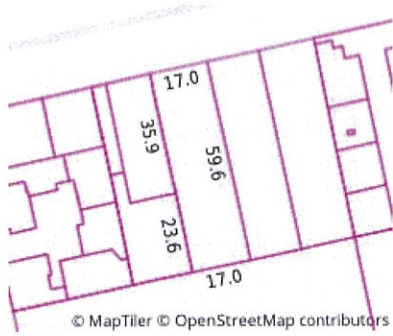
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:

18/01/2024 12:09

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Indicative Selling Price
\$485,000
Median House Price
18/01/2023 - 17/01/2024: \$500,000



Property Type:
Agent Comments

Comparable Properties



12 Berry St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$490,000
Method: Private Sale
Date: 28/06/2023
Property Type: House
Land Size: 1017 sqm approx



8 Wotan Ct TRARALGON 3844 (VG)

Agent Comments



Price: \$485,000
Method: Sale
Date: 20/02/2023
Property Type: House (Res)
Land Size: 733 sqm approx

66 Grey St TRARALGON 3844 (VG)

Agent Comments



Price: \$480,000
Method: Sale
Date: 26/02/2023
Property Type: House (Res)
Land Size: 809 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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