

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

1a Penny Court, Traralgon Vic 3844

Indicative selling price

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

Single price \$569,000

Median sale price

Median price \$522,500

Property Type House

Suburb Traralgon

Period - From 01/10/2023

to 31/12/2023

Source REIV

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 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	54 Donegal Av TRARALGON 3844	\$590,000	21/09/2023
2	6 Kilkenny CI TRARALGON 3844	\$530,000	25/09/2023
3	11 Brookes St TRARALGON 3844	\$510,000	15/08/2023

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 six months.~~

This Statement of Information was prepared on:

24/01/2024 11:46



Property Type: House (Res)

Land Size: 357 sqm approx

Agent Comments

Comparable Properties

54 Donegal Av TRARALGON 3844 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 21/09/2023

Property Type: House (Res)

Land Size: 779 sqm approx



6 Kilkenny CI TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 25/09/2023

Property Type: House

Land Size: 516 sqm approx



11 Brookes St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 15/08/2023

Property Type: Townhouse (Single)

Land Size: 325 sqm approx