

# 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

1 1 Ambler Place, Traralgon Vic 3844

### Indicative selling price

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

Range between

\$530,000

&

\$550,000

### Median sale price

Median price

\$325,000

Property Type

Unit

Suburb

Traralgon

Period - From

01/04/2023

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 eighteen 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	1/15 Sherwood Ct TRARALGON 3844	\$530,000	10/04/2024
2			
3			

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 eighteen months.

This Statement of Information was prepared on:

05/07/2024 14:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**  
Year ending March 2024: \$325,000

## Comparable Properties



**1/15 Sherwood Ct TRARALGON 3844 (REI/VG)** Agent Comments



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 10/04/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 244 sqm approx

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 eighteen months.