

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

15 Guntzler Court, Traralgon Vic 3844

Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$465,500

Property Type

House

Suburb

Traralgon

Period - From

01/07/2021

to

30/06/2022

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	105 Gordon St TRARALGON 3844	\$420,000	24/06/2022
2	74 Gordon St TRARALGON 3844	\$419,000	03/08/2022
3	38 Parkwood Way TRARALGON 3844	\$418,000	28/07/2022

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:

11/08/2022 11:24



Property Type: House (Previously Occupied - Detached)
Land Size: 625 sqm approx
Agent Comments

Indicative Selling Price
\$450,000
Median House Price
Year ending June 2022: \$465,500

Comparable Properties



105 Gordon St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 24/06/2022
Property Type: House
Land Size: 908 sqm approx



74 Gordon St TRARALGON 3844 (REI)

Agent Comments



Price: \$419,000
Method: Private Sale
Date: 03/08/2022
Property Type: House
Land Size: 717 sqm approx



38 Parkwood Way TRARALGON 3844 (REI)

Agent Comments



Price: \$418,000
Method: Private Sale
Date: 28/07/2022
Property Type: House
Land Size: 680 sqm approx