

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 and
postcode

38 AMBROSE AVENUE TRARALGON VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$415,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Traralgon

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

41 LAFAYETTE STREET TRARALGON VIC 3844	\$390,000	18-Oct-23
4 BREEN COURT TRARALGON VIC 3844	\$405,000	23-Feb-24
48 GARIBALDI STREET TRARALGON VIC 3844	\$440,000	18-Sep-23

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: 22 July 2024

**41 LAFAYETTE STREET
TRARALGON VIC 3844**

3 1 1

Sold Price **\$390,000** Sold Date **18-Oct-23**Distance **0.06km****4 BREEN COURT TRARALGON VIC
3844**

4 1 1

Sold Price **\$405,000** Sold Date **23-Feb-24**Distance **0.12km****48 GARIBALDI STREET
TRARALGON VIC 3844**

3 1 2

Sold Price **\$440,000** Sold Date **18-Sep-23**Distance **0.33km****RS** = Recent sale**UN** = Undisclosed Sale

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