

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

15 LEINSTER 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

\$569,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Traralgon

Period-from

01 Jun 2023

to

31 May 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

16 DEANE STREET TRARALGON VIC 3844	\$582,500	18-Jan-24
1A PENNY COURT TRARALGON VIC 3844	\$565,000	12-Feb-24
22 BERNARD AVENUE TRARALGON VIC 3844	\$550,000	31-May-24

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: 30 June 2024



16 DEANE STREET TRARALGON VIC 3844

3 2 2

Sold Price

\$582,500

Sold Date

18-Jan-24

Distance

0.12km



1A PENNY COURT TRARALGON VIC 3844

3 2 2

Sold Price

\$565,000

Sold Date

12-Feb-24

Distance

0.25km



22 BERNARD AVENUE TRARALGON VIC 3844

3 2 2

Sold Price

^{RS} **\$550,000**

Sold Date

31-May-24

Distance

1.39km

RS = Recent sale

UN = Undisclosed Sale

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