

## 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

31 SWALLOW GROVE TRARALGON VIC 3844

### Indicative selling price

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

Single Price

\$519,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

House

Suburb

Traralgon

Period-from

01 Aug 2023

to

31 Jul 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

23 PARKWOOD WAY TRARALGON VIC 3844	\$492,500	10-Feb-24
64 GILMOUR STREET TRARALGON VIC 3844	\$535,000	11-Jun-24
33 COSTER CIRCLE TRARALGON VIC 3844	\$490,000	12-Mar-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: 01 August 2024



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**23 PARKWOOD WAY TRARALGON** Sold Price **\$492,500** Sold Date **10-Feb-24**  
**VIC 3844**

3 2 2

Distance **1.27km**



**64 GILMOUR STREET TRARALGON** Sold Price **\$535,000** Sold Date **11-Jun-24**  
**VIC 3844**

3 2 2

Distance **1.74km**



**33 COSTER CIRCLE TRARALGON** Sold Price **\$490,000** Sold Date **12-Mar-24**  
**VIC 3844**

3 2 2

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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