

# 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 49 Bradman Boulevard, Traralgon Vic 3844  
Including suburb or locality and postcode

### Indicative selling price

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

Single price \$485,000

### Median sale price

Median price \$421,250

Property Type House

Suburb Traralgon

Period - From 01/07/2021

to 30/09/2021

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	27 Tintern PI TRARALGON 3844	\$495,000	03/08/2021
2	1/103 Riverslea Blvd TRARALGON 3844	\$460,000	16/07/2021
3	118 Hammersmith Cirt TRARALGON 3844	\$450,000	27/09/2021

**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:

15/10/2021 11:53



4   2   2

**Property Type:** House (Res)

**Land Size:** 505 sqm approx

Agent Comments

**Indicative Selling Price**

\$485,000

**Median House Price**

September quarter 2021: \$421,250

## Comparable Properties



**27 Tintern PI TRARALGON 3844 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$495,000

**Method:** Private Sale

**Date:** 03/08/2021

**Property Type:** House

**Land Size:** 503 sqm approx



**1/103 Riverslea Blvd TRARALGON 3844 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$460,000

**Method:** Private Sale

**Date:** 16/07/2021

**Property Type:** House

**Land Size:** 447 sqm approx



**118 Hammersmith Cirt TRARALGON 3844 (REI)**

Agent Comments

3   2   2

**Price:** \$450,000

**Method:** Private Sale

**Date:** 27/09/2021

**Property Type:** House

**Land Size:** 509 sqm approx

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244