Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb or locality and postcode

Address 1 Breed Street, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Single price	\$745,000						

Median sale price

Median price	\$520,000	Pro	operty Type Hou	ise	Subu	rb Traralgon
Period - From	01/07/2023	to	30/06/2024	Sour	ce 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.

Add	dress of comparable property	Price	Date of sale
1	8 Independent Way TRARALGON 3844	\$733,000	22/05/2024
2	47 Loch Park Rd TRARALGON 3844	\$705,000	19/04/2024
3	28 Crosss Rd TRARALGON 3844	\$700,000	12/05/2023

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:

20/08/2024 15:40









Property Type: House **Land Size:** 1010 sqm approx Agent Comments Indicative Selling Price \$745,000 Median House Price Year ending June 2024: \$520,000

Agent Comments

Agent Comments

Comparable Properties







Price: \$733,000 Method: Private Sale Date: 22/05/2024 Property Type: House Land Size: 801 sqm approx

47 Loch Park Rd TRARALGON 3844 (REI/VG) Agent Comments



Price: \$705,000 Method: Private Sale Date: 19/04/2024 Property Type: House Land Size: 729 sqm approx

28 Crosss Rd TRARALGON 3844 (REI/VG)



Price: \$700,000 Method: Private Sale Date: 12/05/2023 Property Type: House Land Size: 809 sqm approx

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634



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