

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 or
locality and postcode

2 Greendale Court, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$550,000

Median sale price

Median price

\$500,000

Property Type

House

Suburb

Traralgon

Period - From

01/04/2022

to

30/06/2022

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	5 Wellington Dr TRARALGON 3844	\$550,000	08/08/2022
2	17 Nugong PI TRARALGON 3844	\$545,000	22/07/2022
3	13 Mayfair Ct TRARALGON 3844	\$539,000	15/07/2022

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:

15/08/2022 12:34



Property Type: House (Previously Occupied - Detached)
Land Size: 740 sqm approx
Agent Comments

Indicative Selling Price
\$550,000
Median House Price
June quarter 2022: \$500,000

Comparable Properties



5 Wellington Dr TRARALGON 3844 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 08/08/2022
Property Type: House
Land Size: 550 sqm approx



17 Nugong Pl TRARALGON 3844 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 22/07/2022
Property Type: House



13 Mayfair Ct TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$539,000
Method: Private Sale
Date: 15/07/2022
Property Type: House
Land Size: 635 sqm approx