

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 1 Maryvale Court, Traralgon, VIC 3844

Indicative selling price

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

Single Price \$515,000

Median sale price

Median price \$499,500 Property Type House Suburb Traralgon (3844)

Period - From 01/01/2023 to 31/12/2023 Source pricefinder

Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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 TRENT COURT, TRARALGON VIC 3844	\$500,000	01/08/2023
6 MEADOW PARK DRIVE, TRARALGON VIC 3844	\$520,000	12/07/2023

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/02/2024