# Statement of Information Single residential property located in the Melbourne metropolitan area

# Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address | 1a Penny Court, Traralgon Vic 3844

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$569,000								
Median sale price									
Median price	\$522,500	Pro	operty Type Hou	ISE	Suburb	Traralgon			
Period - From	01/10/2023	to	31/12/2023	Source	REIV				

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three 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.

Add	dress of comparable property	Price	Date of sale
1	54 Donegal Av TRARALGON 3844	\$590,000	21/09/2023
2	6 Kilkenny CI TRARALGON 3844	\$530,000	25/09/2023
3	11 Brookes St TRARALGON 3844	\$510,000	15/08/2023

OR

**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:

24/01/2024 11:46





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**Property Type:** House (Res) **Land Size:** 357 sqm approx Agent Comments Matt Hamilton 03 51337777 0472 545 557 matthewh@fncentralkw.com.au

Indicative Selling Price \$569,000 Median House Price December quarter 2023: \$522,500

# **Comparable Properties**



6 Kilkenny CI TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$530,000 Method: Private Sale Date: 25/09/2023 Property Type: House Land Size: 516 sqm approx

11 Brookes St TRARALGON 3844 (REI/VG)



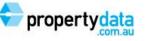
Agent Comments



Price: \$510,000 Method: Private Sale Date: 15/08/2023 Property Type: Townhouse (Single) Land Size: 325 sqm approx

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





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