

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

37 Oak Avenue, Traralgon Vic 3844

Indicative selling price

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

Single price

\$499,000

Median sale price

Median price

\$485,000

Property Type

House

Suburb

Traralgon

Period - From

01/04/2022

to

31/03/2023

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	183a Kay St TRARALGON 3844	\$527,500	03/07/2023
2	2 Greendale Ct TRARALGON 3844	\$505,000	24/08/2022
3	60 Park La TRARALGON 3844	\$500,000	19/09/2022

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:

04/07/2023 09:34



3 2 2

Property Type: House
Land Size: 513 sqm approx
Agent Comments

Indicative Selling Price
\$499,000

Median House Price
Year ending March 2023: \$485,000

Comparable Properties



183a Kay St TRARALGON 3844 (REI)

Agent Comments

3 2 2

Price: \$527,500
Method: Private Sale
Date: 03/07/2023
Property Type: House



2 Greendale Ct TRARALGON 3844 (VG)

Agent Comments

3 - -

Price: \$505,000
Method: Sale
Date: 24/08/2022
Property Type: House (Res)
Land Size: 740 sqm approx



60 Park La TRARALGON 3844 (REI/VG)

Agent Comments

3 2 3

Price: \$500,000
Method: Private Sale
Date: 19/09/2022
Property Type: House
Land Size: 545 sqm approx