Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	1 Limousin Way, Traralgon Vic 3844
Including suburb or	, .
locality and postcode	

Indicative selling price

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

Single price \$320,000

Median sale price

Median price \$299,000	Pro	operty Type	Vacant land		Suburb	Traralgon
Period - From 04/12/2022	to	03/12/2023		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

Add	dress of comparable property	Price	Date of sale
1	6 Bartholomew Cirt TRARALGON 3844	\$345,000	17/08/2022
2	60 Eton Av TRARALGON 3844	\$340,000	08/09/2022
3	30 Elizabeth St TRARALGON 3844	\$300,000	29/06/2023

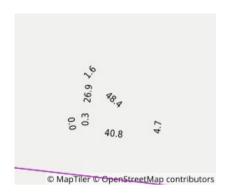
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	04/12/2023 12:25









Indicative Selling Price \$320,000 Median Land Price 04/12/2022 - 03/12/2023: \$299,000

Comparable Properties

6 Bartholomew Cirt TRARALGON 3844 (VG)

Price: \$345,000 Method: Sale Date: 17/08/2022 Property Type: Land Land Size: 798 sqm approx **Agent Comments**



60 Eton Av TRARALGON 3844 (REI/VG)

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Price: \$340,000 Method: Private Sale Date: 08/09/2022 Property Type: Land Land Size: 710 sqm approx **Agent Comments**



30 Elizabeth St TRARALGON 3844 (REI/VG)

Price: \$300,000 Method: Private Sale Date: 29/06/2023 Property Type: Land Land Size: 727 sqm approx Agent Comments

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