

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

13 Murray Grey Avenue, Traralgon Vic 3844

Indicative selling price

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

Single price \$309,000

Median sale price

Median price \$299,000

Property 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	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	66 St Georges Rd TRARALGON 3844	\$315,000	11/04/2023

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:

04/12/2023 12:19



Property Type:
Agent Comments

Indicative Selling Price
\$309,000
Median Land Price
04/12/2022 - 03/12/2023: \$299,000

Comparable Properties

6 Bartholomew Cirt TRARALGON 3844 (VG) Agent Comments



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



60 Eton Av TRARALGON 3844 (REI/VG) Agent Comments



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



66 St Georges Rd TRARALGON 3844 (REI/VG) Agent Comments



Price: \$315,000
Method: Private Sale
Date: 11/04/2023
Property Type: Land
Land Size: 854 sqm approx

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