

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 1-3 Leila Street, Traralgon Vic 3844

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$324,000

Property Type Unit

Suburb Traralgon

Period - From 01/10/2023

to 30/09/2024

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.

	Address of comparable property	Price	Date of sale
1	3/10 Greenwood Gr TRARALGON 3844	\$335,000	04/11/2024
2	2/4 Farren Cl TRARALGON 3844	\$300,000	10/10/2024
3	1/24 Mcmillan St TRARALGON 3844	\$340,000	10/09/2024

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:

14/11/2024 16:05



Rooms: 4
Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$325,000
Median Unit Price
 Year ending September 2024: \$324,000

Comparable Properties



3/10 Greenwood Gr TRARALGON 3844 (REI)

Agent Comments



Price: \$335,000
Method: Private Sale
Date: 04/11/2024
Property Type: Unit
Land Size: 308 sqm approx



2/4 Farren CI TRARALGON 3844 (REI)

Agent Comments



Price: \$300,000
Method: Private Sale
Date: 10/10/2024
Property Type: Unit
Land Size: 570 sqm approx



1/24 Mcmillan St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$340,000
Method: Private Sale
Date: 10/09/2024
Property Type: Unit
Land Size: 240 sqm approx

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