

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 44 Henry Street, Traralgon, VIC 3844

Indicative selling price

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

Single Price \$649,000

Median sale price

Median price \$510,000 Property Type House Suburb Traralgon (3844)

Period - From 01/04/2023 to 31/03/2024 Source pricefinder

Comparable property sales

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
39 ETHEL STREET, TRARALGON VIC 3844	\$670,000	09/11/2023
129 GREY STREET, TRARALGON VIC 3844	\$649,000	23/10/2023
28 MABEL STREET, TRARALGON VIC 3844	\$662,000	19/09/2023

This Statement of Information was prepared on: 17/04/2024