

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 and
postcode

1/24 FIRMIN STREET TRARALGON VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$299,000

Property type

Land

Suburb

Traralgon

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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

4/48 KAY STREET TRARALGON VIC 3844	\$399,000	05-Dec-23
1/10 GREYTHORN ROAD TRARALGON VIC 3844	\$375,000	11-Dec-23
11 GILWELL AVENUE TRARALGON VIC 3844	\$387,500	08-Dec-23

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.

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Simon Burns
P 03 5176 0096
M 0421 333 114
E simon@fnlatrobe.com.au



**4/48 KAY STREET TRARALGON
VIC 3844**

2 1 1

Sold Price **\$399,000** Sold Date **05-Dec-23**

Distance **1.41km**



**1/10 GREYTHORN ROAD
TRARALGON VIC 3844**

2 1 1

Sold Price **\$375,000** Sold Date **11-Dec-23**

Distance **1.14km**



**11 GILWELL AVENUE TRARALGON
VIC 3844**

2 1 1

Sold Price **\$387,500** Sold Date **08-Dec-23**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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