

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

14 JAMES PARADE 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

\$469,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2023

to

29 Feb 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

34 JAMES PARADE TRARALGON VIC 3844	\$430,000	19-Sep-23
4 DOUGLAS PARADE TRARALGON VIC 3844	\$470,000	30-Oct-23
11 CROSSS ROAD TRARALGON VIC 3844	\$470,000	04-Oct-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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**34 JAMES PARADE TRARALGON
VIC 3844**

3 1 2

Sold Price

\$430,000

Sold Date

19-Sep-23

Distance

0.18km



**4 DOUGLAS PARADE TRARALGON
VIC 3844**

3 1 3

Sold Price

\$470,000

Sold Date

30-Oct-23

Distance

0.17km



**11 CROSS ROAD TRARALGON VIC
3844**

3 1 2

Sold Price

Sold Date

04-Oct-23

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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