

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

22 BALDWIN ROAD 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

\$535,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Other

Suburb

Traralgon

Period-from

01 May 2023

to

30 Apr 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

Address of comparable property	Price	Date of sale
15 BARTHOLOMEW CIRCUIT TRARALGON VIC 3844	\$525,000	30-Apr-24

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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LOT NO.	BLOCK SIZE	PRICE
17 Bartholomew Circuit	1094 m ²	\$530,000
18 Bartholomew Circuit	1100 m ²	\$555,000
11 Bartholomew Circuit	1413 m ²	\$555,000
9 Bartholomew Circuit	1653 m ²	\$555,000
7 Bartholomew Circuit	1355 m ²	\$555,000
6 Bartholomew Circuit	1200 m ²	\$550,000
3 Bartholomew Circuit	1300 m ²	\$550,000
1 Bartholomew Circuit	1336 m ²	\$540,000

15 BARTHOLOMEW CIRCUIT TRARALGON VIC 3844



Sold Price

RS

\$525,000

Sold Date

30-Apr-24

Distance

3.23km

RS = Recent sale

UN = Undisclosed Sale

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