# 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

#### Indicative selling price

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

Single Price	\$599,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$505,000	000 Property type		House		Suburb	Suburb Traralgon	
Period-from	01 May 2023	to	30 Apr 2	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
19 HAMMERSMITH CIRCUIT TRARALGON VIC 3844	\$575,000	28-Jan-24
3 SANCTUARY LANE TRARALGON VIC 3844	\$605,000	20-May-24
77 PARK LANE TRARALGON VIC 3844	\$637,500	08-Mar-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.

This Statement of Information was prepared on: 23 May 2024



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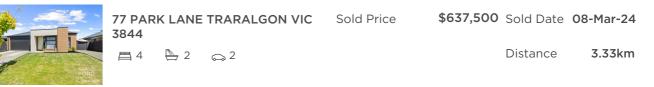


#### **19 HAMMERSMITH CIRCUIT TRARALGON VIC 3844** 酉 4 ▶ 2 ⇔ 2

Sold Price	\$575,000	Sold Date	28-Jan-24
		Distance	3.65km



3 SANC VIC 384		LANE TRARALGON	Sold Price	<sup>RS</sup> \$605,000	Sold Date 20-May-24	
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#### **RS** = Recent sale UN = Undisclosed Sale

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