

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

7 WELCH COURT 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 or range between &

Median sale price

(*Delete house or unit as applicable)

Median Price Property type Suburb
Period-from to Source

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
137 LIDDIARD ROAD TRARALGON VIC 3844	\$390,000	10-Aug-22
4 HIGH STREET TRARALGON VIC 3844	\$390,000	17-Aug-23
21 HAZELWOOD ROAD TRARALGON VIC 3844	\$398,600	15-Aug-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.~~

This Statement of Information was prepared on: 20 October 2023

**137 LIDDIARD ROAD TRARALGON
VIC 3844**

3 1 2

Sold Price

\$390,000Sold Date **10-Aug-23**Distance **1.06km****4 HIGH STREET TRARALGON VIC
3844**

3 1 2

Sold Price

Sold Date **17-Aug-23**Distance **1.45km****21 HAZELWOOD ROAD
TRARALGON VIC 3844**

3 1 2

Sold Price

\$398,600Sold Date **15-Aug-23**Distance **3.31km**

RS = Recent sale

UN = Undisclosed Sale

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