# 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	\$300,000	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$292,000	Property type		Land		Suburb	Traralgon
Period-from	01 Jun 2023	to	31 May 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	
20 BARTHOLOMEW CIRCUIT TRARALGON VIC 3844	\$325,000	22-Mar-23	
5 LIMOUSIN WAY TRARALGON VIC 3844	\$298,000	02-Aug-23	
30 ELIZABETH STREET TRARALGON VIC 3844	\$300,000	27-Jun-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: 18 June 2024



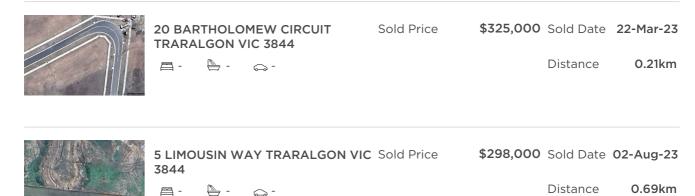
consumer.vic.gov.au



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		STREET	S	old Price	\$300,000	Sold Date	27-Jun-23
<b>=</b> -	-	<b>-</b>				Distance	1.97km

RS = Recent sale UN = Undisclosed Sale

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