

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

8 TINTERN PLACE 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

\$415,000

or range
between

&

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 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

3 YALE WAY TRARALGON VIC 3844	\$492,500	20-Apr-23
36C GORDON STREET TRARALGON VIC 3844	\$450,000	23-Jan-23
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.

This Statement of Information was prepared on: 23 June 2024



3 YALE WAY TRARALGON VIC 3844

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Sold Price **\$492,500** Sold Date **20-Apr-23**

Distance **1.67km**



36C GORDON STREET TRARALGON VIC 3844

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Sold Price **\$450,000** Sold Date **23-Jan-23**

Distance **1.31km**

Stage 6 PROPERTY & SALE BREAKDOWN		
LOT NO.	BLOCK SIZE	PRICE
17	Bartholomew Circuit	\$206,000
16	Bartholomew Circuit	1100 m ²
15	Bartholomew Circuit	\$255,000
14	Bartholomew Circuit	\$255,000
13	Bartholomew Circuit	\$255,000
12	Bartholomew Circuit	\$255,000
11	Bartholomew Circuit	\$255,000
10	Bartholomew Circuit	\$255,000
9	Bartholomew Circuit	\$255,000
8	Bartholomew Circuit	\$255,000
7	Bartholomew Circuit	\$255,000
6	Bartholomew Circuit	\$255,000
5	Bartholomew Circuit	\$255,000
4	Bartholomew Circuit	\$255,000
3	Bartholomew Circuit	\$255,000
2	Bartholomew Circuit	\$255,000
1	Bartholomew Circuit	\$540,000

15 BARTHOLOMEW CIRCUIT TRARALGON VIC 3844

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Sold Price ^{RS} **\$525,000** Sold Date **30-Apr-24**

Distance **1.61km**

RS = Recent sale UN = Undisclosed Sale

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