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

10 FERNLEA STREET 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 app | plicable) | | | | | | | |

| Median Price | \$485,000 | Property type | | | House | Suburb | Traralgon |
|--------------|-------------|---------------|----------|-----------------------|-------|-----------|-----------|
| Period-from | 01 Mar 2023 | to | 29 Feb 2 | 2024 Source Corelogic | | 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 |
|--|-----------|--------------|
| 15 OSBORNE STREET TRARALGON VIC 3844 | \$429,000 | 06-Nov-23 |
| 112 DAVIDSON STREET TRARALGON VIC 3844 | \$400,000 | 28-Nov-23 |
| 33 GLENVIEW DRIVE TRARALGON VIC 3844 | \$410,000 | 19-Dec-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: 06 March 2024



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 15 OSBORNE STREET TRARALGON Sold Price
 \$429,000 Sold Date 06-Nov-23

 VIC 3844
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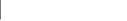
 Distance
 2.14km



112 DAVIDSON STREET TRARALGON VIC 3844

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| Sold Price | \$400,000 | Sold Date | 28-Nov-23 |
|------------|-----------|-----------|-----------|
| | | Distance | 3.15km |





| 33 GLE VIC 384 | DRIVE TR | RARALGON | Sold Price | \$410,000 | Sold Date | 19-Dec-23 |
|-------------------|------------|----------|------------|-----------|-----------|-----------|
| B 3 | ⇔ 1 | | | | Distance | 3.54km |

RS = Recent sale UN = Undisclosed Sale

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