

STATEMENT OF INFORMATION

14 ELLAVALLE DRIVE, TRARALGON EAST, VIC 3844

PREPARED BY COLIN GOODING, PHONE: 0421 333 116



**first
national**
REAL ESTATE



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



14 ELLA VALE DRIVE, TRARALGON EAST, - -

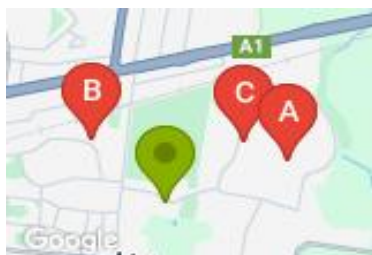
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$689,000**

Provided by: Colin Gooding, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



TRARALGON EAST, VIC, 3844

Suburb Median Sale Price (House)

\$760,000

01 October 2023 to 30 September 2024

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



16 WILKERSON WAY, TRARALGON EAST, VIC 3 2 2

Sale Price

\$645,000

Sale Date: 15/01/2024

Distance from Property: 856m



41 GLENVIEW DR, TRARALGON, VIC 3844 4 2 3

Sale Price

\$600,000

Sale Date: 29/03/2024

Distance from Property: 657m



70 ELLA VALE DR, TRARALGON EAST, VIC 3844 4 2 4

Sale Price

***\$649,000**

Sale Date: 06/09/2024

Distance from Property: 688m



This report has been compiled on 19/11/2024 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

14 ELLAVALLE DRIVE, TRARALGON EAST, VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$689,000

Median sale price

Median price

\$760,000

Property type

House

Suburb

TRARALGON EAST

Period

01 October 2023 to 30 September 2024

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

16 WILKERSON WAY, TRARALGON EAST, VIC 3844	\$645,000	15/01/2024
41 GLENVIEW DR, TRARALGON, VIC 3844	\$600,000	29/03/2024
70 ELLAVALLE DR, TRARALGON EAST, VIC 3844	*\$649,000	06/09/2024

This Statement of Information was prepared on:

19/11/2024