

Statement of Information

26 BROADWAY BOULEVARD, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 BROADWAY BOULEVARD,







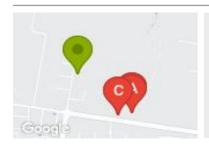
Indicative Selling Price

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

Single Price: \$310,000

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (Vacant Land)

\$300,000

01 January 2023 to 31 December 2023

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 agent's representative considers to be most comparable to the property for sale.



5 GEORGE ALBERT DR, TRARALGON, VIC 3844 🕮 -







Sale Price

\$310,000

Sale Date: 11/10/2023

Distance from Property: 449m





7 GEORGE ALBERT DR, TRARALGON, VIC 3844 🕮 - 🕒 -







Sale Price

\$310,000

Sale Date: 11/10/2023

Distance from Property: 439m





74 MARSHALLS RD, TRARALGON, VIC 3844







Sale Price

\$326,000

Sale Date: 26/10/2023

Distance from Property: 393m



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

	Add	ress
Including	suburb	and
	posto	code

26 BROADWAY BOULEVARD, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:	\$310,000
Single Price:	\$310,000

Median sale price

Median price	\$300,000	Property type	Vacant Land	Suburb	TRARALGON
Period	od 01 January 2023 to 31 December 2023		Source	pricefinder	

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 agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5 GEORGE ALBERT DR, TRARALGON, VIC 3844	\$310,000	11/10/2023
7 GEORGE ALBERT DR, TRARALGON, VIC 3844	\$310,000	11/10/2023
74 MARSHALLS RD, TRARALGON, VIC 3844	\$326,000	26/10/2023

This Statement of Information was prepared on:

17/03/2024

