## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	λle
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Address Including suburb and postcode

31 BARTHOLOMEW CIRCUIT TRARALGON VIC 3844

### Indicative selling price

For the meaning of this price s	ee consumer.vic.gov.au/underd	uotina (*Delete sinale pri	ce or range as applicable)

Single Price \$369,000 or range between &	Single Price	\$369,000			&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$325,000	Prop	erty type Land		Suburb	Traralgon	
Period-from	01 Aug 2022	to	31 Jul 2	2023	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.

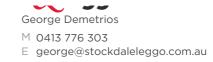
Address of comparable property	Price	Date of sale
4 MCCLURE COURT TRARALGON VIC 3844	\$377,000	14-Apr-23
17 BOSTON BOULEVARD TRARALGON VIC 3844	\$385,000	28-Jun-23

#### 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: 30 August 2023







4 MCCLURE COURT TRARALGON Sold Price VIC 3844

\$377,000 Sold Date 14-Apr-23

Distance 2.53km

17 BOSTON BOULEVARD

Sold Price

\$385,000 Sold Date 28-Jun-23

Distance

3.84km

**TRARALGON VIC 3844** 

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**RS** = Recent sale UN = Undisclosed Sale

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