

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

17 GREYTHORN ROAD 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

or range
between

\$270,000

&

\$290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$341,500

Property type

Land

Suburb

Traralgon

Period-from

01 Feb 2022

to

31 Jan 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

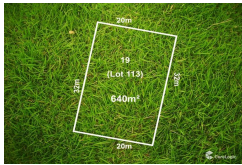
Date of sale

19 CAMBRIDGE WAY TRARALGON VIC 3844	\$330,000	20-May-22
98 MARSHALLS ROAD TRARALGON VIC 3844	\$345,000	03-Mar-22
160 ARGYLE STREET TRARALGON VIC 3844	\$635,000	01-Apr-22

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: 03 February 2023



**19 CAMBRIDGE WAY TRARALGON
VIC 3844**

Sold Price

\$330,000

Sold Date

20-May-22

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Distance

0.92km



**98 MARSHALLS ROAD
TRARALGON VIC 3844**

Sold Price

\$345,000

Sold Date

03-Mar-22

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Distance

0.69km



**160 ARGYLE STREET TRARALGON
VIC 3844**

Sold Price

\$635,000

Sold Date

01-Apr-22

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Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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