

## 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

7 Hedges Avenue Traralgon VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,095,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2020

to

28 Feb 2021

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

122 Breed Street Traralgon VIC 3844	\$920,000	14-Nov-20
25 Hedges Avenue Traralgon VIC 3844	\$1,200,000	02-Mar-20
6 Shirley Ann Court Traralgon East VIC 3844	\$1,130,000	15-Jun-20

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: 29 March 2021

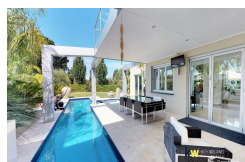


**122 Breed Street Traralgon VIC 3844**

3 2 3

Sold Price **\$920,000** Sold Date **14-Nov-20**

Distance **0.09km**



**25 Hedges Avenue Traralgon VIC 3844**

3 3 5

Sold Price **\$1,200,000** Sold Date **02-Mar-20**

Distance **0.19km**



**6 Shirley Ann Court Traralgon East VIC 3844**

5 2 -

Sold Price **\$1,130,000** Sold Date **15-Jun-20**

Distance **3.72km**

RS = Recent sale

UN = Undisclosed Sale

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