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 or locality and postcode

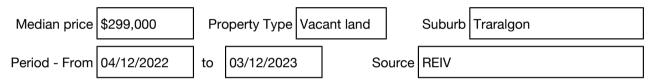
17 Murray Grey Avenue, Traralgon Vic 3844

Indicative selling price

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of the meaning of this	p1100 300	oonsumer.vio.gov.ut	and guoting

Single price \$420,000

Median sale price



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 lasteighteen months that the estate agent or agent's representative considers to be most comparableto the property for sale.

Address of comparable property		Price	Date of sale
1	8 Boston Blvd TRARALGON 3844	\$410,000	27/07/2022
2			
3			

OR

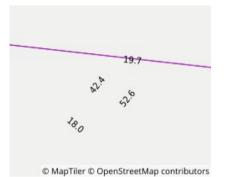
B^{*} The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

This Statement of Information was prepared on:

04/12/2023 12:32









Property Type: Agent Comments Indicative Selling Price \$420,000 Median Land Price 04/12/2022 - 03/12/2023: \$299,000

Comparable Properties

8 Boston Blvd TRARALGON 3844 (VG)



Price: \$410,000 Method: Sale Date: 27/07/2022 Property Type: Land Land Size: 880 sqm approx Agent Comments

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 eighteen months.

Account - First National Central KW | P: 03 5133 7777 | F: 03 5134 3634

propertydata



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