Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for | sale |
|-----------------|---------|-----|------|
| I IODGILV | Ulleleu | 101 | Jair |

| Address Including suburb and postcode | 6 ASH COURT 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 | \$879,000 - | or range between | | & | |
|--------------|-------------|---|--|---|--|
|--------------|-------------|---|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$299,000 | Prop | erty type | ty type Land | | Suburb | Traralgon |
|--------------|-------------|------|-----------|--------------|--------|--------|-----------|
| Period-from | 01 Apr 2023 | to | 31 Mar 2 | 2024 | 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.

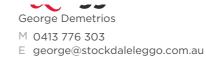
| Address of comparable property | Price | Date of sale |
|--------------------------------------|-----------|--------------|
| 14 KILKENNY CLOSE TRARALGON VIC 3844 | \$730,000 | 20-Jul-23 |
| 4 FAIRVIEW STREET TRARALGON VIC 3844 | \$880,000 | 05-Oct-23 |
| 17 FAIRWAY DRIVE TRARALGON VIC 3844 | \$930,000 | 10-Oct-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: 13 April 2024







14 KILKENNY CLOSE TRARALGON Sold Price VIC 3844

⇔ 6

\$730,000 Sold Date 20-Jul-23

Distance

0.43km



4 FAIRVIEW STREET TRARALGON Sold Price VIC 3844

\$880,000 Sold Date 05-Oct-23

4

= 4 ₾ 2 \Leftrightarrow 3

Distance

1.62km



17 FAIRWAY DRIVE TRARALGON VIC 3844

Sold Price

\$930,000 Sold Date 10-Oct-23

\$ 4

Distance 1.33km

RS = Recent sale

UN = Undisclosed Sale

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