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

34 PAIGE	AVENUE	TRARAI	GON	VIC	3844
	AVENUE			10	0044

Indicative selling price

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

Single Price	\$550,000	or range between	&	
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$500,000	Property type		House		Suburb	Suburb Traralgon	
Period-from	01 Feb 2024	to	31 Jan 2	2025	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	
36 PAIGE AVENUE TRARALGON VIC 3844	\$549,000	28-Aug-23	
2 TYRONE CLOSE TRARALGON VIC 3844	\$540,000	22-Jan-24	
15 GREYTHORN ROAD TRARALGON VIC 3844	\$555,000	22-Oct-24	

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 2025



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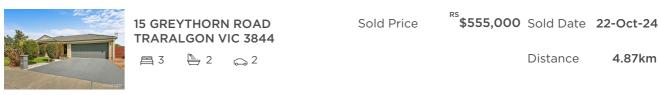


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II	2 TYRONE CLOSE TRARALGON VIC 3844		Sold Price	\$540,000	Sold Date	22-Jan-24	
	昌 3	2	⇔ ²			Distance	3.87km



RS = Recent sale UN = Undisclosed Sale

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