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

35 MCNULTY DRIVE 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	\$415,000	or range between	&	
Median sale price				
(*Delete house or unit as app	plicable)			

Median Price	\$280,500	Prope	erty type		Land	Suburb	Traralgon
Period-from	01 Oct 2023	to	30 Sep 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	
17 BOSTON BOULEVARD TRARALGON VIC 3844	\$385,000	28-Jun-23	
27 BOSTON BOULEVARD TRARALGON VIC 3844	\$385,000	20-Feb-23	
36C GORDON STREET TRARALGON VIC 3844	\$450,000	23-Jan-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: 31 October 2024

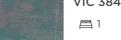


consumer.vic.gov.au



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17 BOSTON BOULEVARD Sold Price \$385,000 Sold Date 28-Jun-23 **TRARALGON VIC 3844** Distance 4.33km - 🛁 圔 -**-27 BOSTON BOULEVARD** Sold Price Sold Date 20-Feb-23 **TRARALGON VIC 3844** Distance 4.43km **F 36C GORDON STREET** Sold Price \$450,000 Sold Date 23-Jan-23 **TRARALGON VIC 3844** Distance 2.73km **--**94 23 VI



4 WIL 1C 384		SCENT TRARALGON Sold Price	Sold Date	15-Mar-23
= 1	1 🖳	⇔ -	Distance	1.92km

RS = Recent sale UN = Undisclosed Sale

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