

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

1 ELLAVALLE DRIVE TRARALGON EAST 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

\$749,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Traralgon East

Period-from

01 Dec 2021

to

30 Nov 2022

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

12 KANGAROO GRASS RISE TRARALGON EAST VIC 3844	\$715,900	23-Aug-22
8 SHERWOOD COURT TRARALGON VIC 3844	\$760,000	30-Nov-22
25 JACK FARMER WAY TRARALGON EAST VIC 3844	\$700,000	27-Oct-22

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.~~

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Simon Burns

P 03 5176 0096

M 0421 333 114

E simon@fnlatrobe.com.au



**12 KANGAROO GRASS RISE
TRARALGON EAST VIC 3844**

4 2 2

Sold Price

\$715,900

Sold Date **23-Aug-22**

Distance **1.22km**



**8 SHERWOOD COURT
TRARALGON VIC 3844**

4 2 2

Sold Price

^{RS} **\$760,000**

Sold Date **30-Nov-22**

Distance **3.01km**



**25 JACK FARMER WAY
TRARALGON EAST VIC 3844**

4 2 4

Sold Price

\$700,000

Sold Date **27-Oct-22**

Distance **1.27km**

RS = Recent sale

UN = Undisclosed Sale

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