# 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

### 8A HIGHFIELD 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      | \$589,000 | <del>or range</del><br><del>between</del> | & |  |
|-------------------|-----------|---|---|--|
| Median sale price |           |   |   |  |

(\*Delete house or unit as applicable)

| Median Price | \$500,000   | Property type |          | House |        | Suburb | Suburb Traralgon |  |
|--------------|-------------|---------------|----------|-------|--------|--------|------------------|--|
| Period-from  | 01 Nov 2023 | to            | 31 Oct 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 |  |
|--|-----------|--------------|--|
| 2/8 HIGHFIELD COURT TRARALGON VIC 3844 | \$640,000 | 13-Aug-24    |  |
| 16 GREYTHORN ROAD TRARALGON VIC 3844   | \$596,000 | 28-May-24    |  |
| 2 GREYTHORN ROAD TRARALGON VIC 3844    | \$585,000 | 09-Nov-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: 19 November 2024



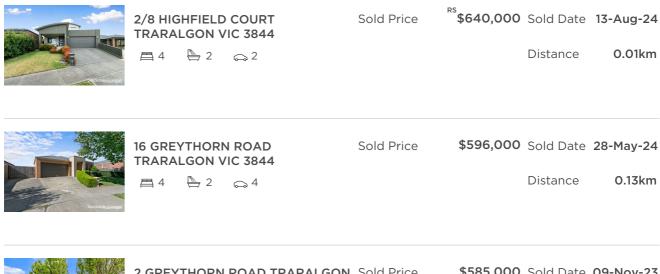
consumer.vic.gov.au



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| 2 GREY<br>VIC 384 |   | ROAD TRARALGON   | \$585,000 | Sold Date | 09-Nov-23 |        |
|-------------------|---|------------------|-----------|-----------|-----------|--------|
| 圔 4               | 2 | ç <sub>⇒</sub> 2 |           |           | Distance  | 0.22km |

#### RS = Recent sale UN = Undisclosed Sale

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