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

67 ALAMERE 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 | \$1,498,000 | or range between | & | |
|-------------------|-------------|---|---|--|
| Median sale price | | | | |

(*Delete house or unit as applicable)

| Median Price | \$499,000 | Prop | erty type | | House | Suburb | Traralgon |
|--------------|-------------|------|-----------|------|--------|--------|-----------|
| Period-from | 01 Dec 2023 | to | 30 Nov 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 |
|--------------------------------------|-------------|--------------|
| 10 THOMSON RISE TRARALGON VIC 3844 | \$1,280,000 | 27-Mar-24 |
| 64 MAPLESON DRIVE TRARALGON VIC 3844 | \$1,510,000 | 19-Dec-23 |
| 5 MACQUARIE PLACE TRARALGON VIC 3844 | \$1,220,000 | 12-Mar-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: 19 December 2024



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| | 10 THO VIC 384 | MSON F 44 | RISE TRARALGON | Sold Price | \$1,280,000 | Sold Date | 27-Mar-24 |
|------|-------------------|--------------|----------------|------------|-------------|-----------|-----------|
| Aspe | 圔 4 | 2 | <u></u> , 2 | | | Distance | 2.5km |



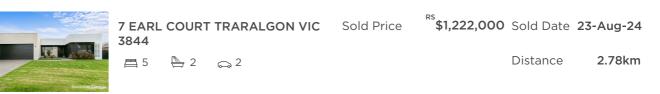
| T | 64 MAI VIC 384 | | DRIVE TRARALGON | \$1,510,000 | Sold Date | 19-Dec-23 | |
|---|-------------------|---|-----------------|-------------|-----------|-----------|--------|
| | 昌 5 | 3 | G 6 | | | Distance | 3.49km |



| | | PLACE /IC 3844 | Sold P | Price | \$1,220,000 | Sold Date | 12-Mar-24 |
|-----|---|-------------------|--------|-------|-------------|-----------|-----------|
| 昌 5 | گ | <u></u> 2 | | | | Distance | 3.52km |



| L. | 19 BOSTON BOULEVARD TRARALGON VIC 3844 | | | Sol | ld Price | \$1,250,000 | Sold Date | 25-Nov-23 |
|----|---|---|--------|-----|----------|-------------|-----------|-----------|
| | 酉 4 | 2 | ୍ଦ୍ର - | | | | Distance | 4.22km |
| | | | | | | | | |



RS = Recent sale UN = Undisclosed Sale

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