# 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

11 NICK PLACE 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	\$965,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$495,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Apr 2024	to	31 Mar 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
9 CAGNEY COURT TRARALGON VIC 3844	\$870,000	03-Feb-25
28 BALMORAL PLACE TRARALGON VIC 3844	\$1,027,000	25-Mar-25
14 SALISBURY CRESCENT TRARALGON VIC 3844	\$1,060,000	14-Mar-25

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: 23 April 2025

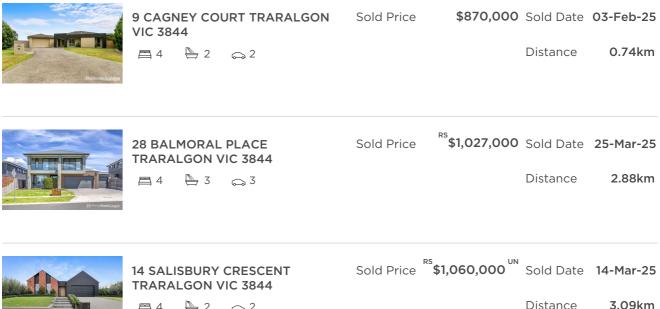


consumer.vic.gov.au



- P 0351741833
- M 0488058020

E jorjesen.demetrios@stockdalelggo.com.au



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**RS** = Recent sale UN = Undisclosed Sale

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