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

3/218-220 KAY STREET 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	\$329,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$340,000	Prop	erty type		Unit	Suburb	Traralgon
Period-from	01 May 2024	to	30 Apr 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
1 KESTREL CLOSE TRARALGON VIC 3844	\$349,000	10-Dec-24
4/9-11 ACACIA STREET TRARALGON VIC 3844	\$280,000	03-Dec-24
5 DALE CLOSE TRARALGON VIC 3844	\$339,000	12-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: 14 May 2025



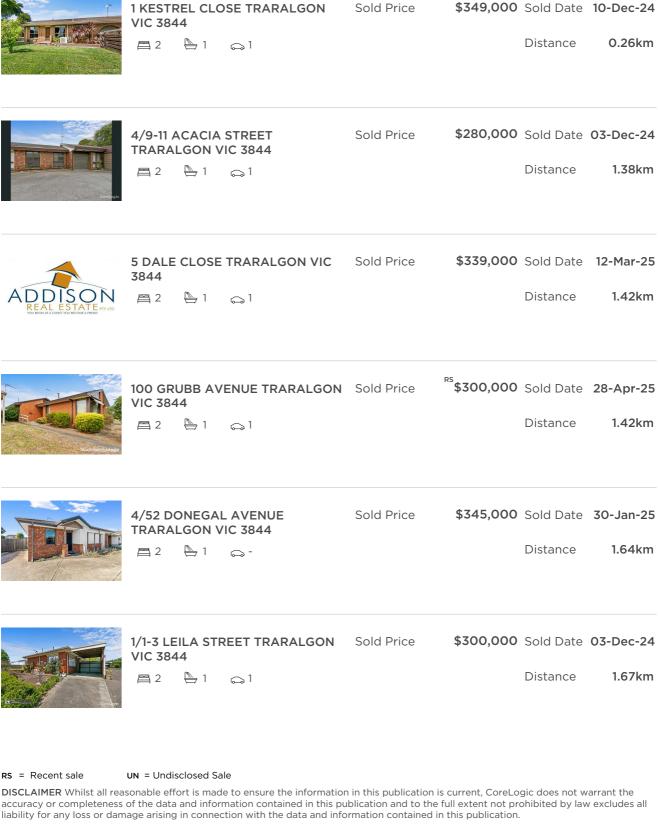
consumer.vic.gov.au



- P 5174 1833
- M 0488 749757

Sold Price

E pdemetrios@stockdaleleggo.com.au



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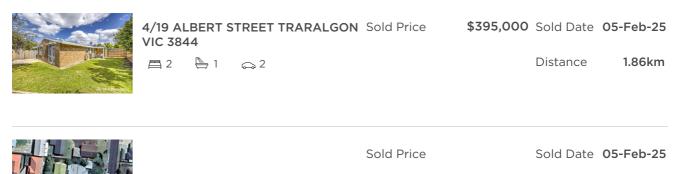


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Distance

1.86km



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RS = Recent sale

UN = Undisclosed Sale

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