Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
LIODELIA	Ollelea	101	Sale

Address
Including suburb and postcode

5A MCCALLUM 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	\$549,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$496,750	Prope	erty type	type House		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.

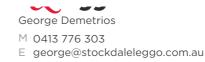
Address of comparable property	Price	Date of sale
48 GARIBALDI STREET TRARALGON VIC 3844	\$485,000	10-Aug-24
22 BERNARD AVENUE TRARALGON VIC 3844	\$550,000	26-May-24
89 HENRY STREET TRARALGON VIC 3844	\$500,000	23-Jan-24

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: 08 May 2025







48 GARIBALDI STREET TRARALGON VIC 3844

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Sold Price

\$485,000 Sold Date 10-Aug-24

Distance 0.37km



22 BERNARD AVENUE TRARALGON VIC 3844

Sold Price

\$550,000 Sold Date 26-May-24

Distance 0.42km



89 HENRY STREET TRARALGON VIC 3844

■ 3 **►** 2 **○** 2

Sold Price

\$500,000 Sold Date **23-Jan-24**

Distance 0.57km

RS = Recent sale

UN = Undisclosed Sale

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