# Statement of Information

Property offered for sale

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	152 GREY STREET	Γ TRARALGON VIC 384	4	
Indicative selling price For the meaning of this price	coo consumor vio gov	au/undorquoting /*Doloto s	ingle price or range as	applicable)
For the meaning of this price	see consumer.vic.gov.	au/underquoting ( Delete s	ingle price or range as	applicable)
Single Price	\$690.000	<del>or range</del>	&	

between

### Median sale price

(\*Delete house or unit as applicable)

Single Price

Median Price	\$302,500	Prop	erty type		Unit	Suburb	Traralgon
Period-from	01 Apr 2021	to	31 Mar 2	2022	Source		Corelogic

## Comparable property sales (\*Delete A or B below as applicable)

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
6 WILLOW COURT TRARALGON VIC 3844	\$618,000	20-Dec-21
28 COLLINS STREET TRARALGON VIC 3844	\$730,000	30-Jun-21

#### **OR**

В\* 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: 06 April 2022





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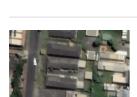
6 WILLOW COURT TRARALGON VIC 3844

Sold Price

**\$618,000** Sold Date **20-Dec-21** 

Distance

1.64km



28 COLLINS STREET TRARALGON Sold Price VIC 3844

\$730,000 Sold Date 30-Jun-21

₾ 2 **8** 

**■** 5

Distance 1.86km

**RS** = Recent sale

UN = Undisclosed Sale

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