

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 305 60 Marshalls Road, Traralgon, VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$292,000

Median sale price

Median price NA Property Type Vacant Land Suburb Traralgon (3844)

Period - From 01/02/2023 to 29/03/2023 Source pricefinder

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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
20 MITCHELL DRIVE, TRARALGON VIC 3844	\$299,000	02/01/2023
4 SILK ROAD, TRARALGON VIC 3844	\$240,000	02/06/2023
27 BOSTON BOULEVARD, TRARALGON VIC 3844	\$385,000	03/02/2023

This Statement of Information was prepared on: 29/03/2023