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<br>Including suburb and postcode | 1 RISE BOULEVARD 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 | $779,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $495,000 | Property type | House | Suburb | Traralgon |
| Period-from | 01 May 2024 | to | 30 Apr 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 |
|---|---|---|
| 13 SWINBURNE CRESCENT TRARALGON VIC 3844 | $770,000 | 28-Dec-24 |
| 26 WILKERSON WAY TRARALGON EAST VIC 3844 | $780,000 | 24-Apr-25 |
| 16 CHRIS CRESCENT TRARALGON VIC 3844 | $792,500 | 13-May-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: 05 May 2025

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**13 SWINBURNE CRESCENT TRARALGON VIC 3844**

4 2 2

Sold Price **$770,000** Sold Date **28-Dec-24**

Distance **1.29km**



**26 WILKERSON WAY TRARALGON EAST VIC 3844**

4 2 2

Sold Price RS **$780,000** Sold Date **24-Apr-25**

Distance **2.35km**



**16 CHRIS CRESCENT TRARALGON VIC 3844**

4 2 2

Sold Price **$792,500** Sold Date **13-May-24**

Distance **4.91km**

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

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