# 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

#### 2 ORR BRIEN CRESCENT 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	\$529,000	<del>or range</del> <del>between</del>	&	
Median sale price				

(\*Delete house or unit as applicable)

Median Price	\$480,000	Property type		House		Suburb Traralgon	
Period-from	01 Aug 2022	to	31 Jul 2023 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		
7 ORR BRIEN CRESCENT TRARALGON VIC 3844	\$510,000	12-May-23	
23 HYDE PARK ROAD TRARALGON VIC 3844	\$500,000	26-Mar-23	
11 ROSENEATH STREET TRARALGON VIC 3844	\$580,000	27-Feb-23	

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: 25 August 2023



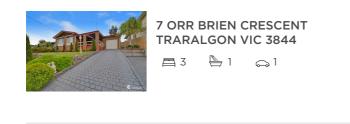
consumer.vic.gov.au



\$510,000 Sold Date 12-May-23

Distance

0.1km



23 HYDE PARK ROAD TRARALGON Sold Price VIC 3844	\$500,000 Sold Date 26-Mar-23	
🚍 3 🕒 1 👝 3	Distance 0.16km	

Sold Price



7172	11 ROSENEATH STREET TRARALGON VIC 3844			So	old Price	\$580,000	Sold Date	27-Feb-23
	<b>=</b> 3	2 🚔	G 6				Distance	0.21km

RS = Recent sale UN = Undisclosed Sale

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