

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

13 WHITTAKERS ROAD 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,750

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2024

to

28 Feb 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

57 MORGAN DRIVE TRARALGON VIC 3844	\$456,000	02-Oct-24
67 HICKOX STREET TRARALGON VIC 3844	\$450,000	24-Feb-25
166 SHAKESPEARE STREET TRARALGON VIC 3844	\$450,000	20-Nov-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.

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**57 MORGAN DRIVE TRARALGON
VIC 3844**

3 2 1

Sold Price

\$456,000

Sold Date

02-Oct-24

Distance

1.79km



**67 HICKOX STREET TRARALGON
VIC 3844**

3 2 2

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

24-Feb-25

Distance

1.42km



**166 SHAKESPEARE STREET
TRARALGON VIC 3844**

3 2 3

Sold Price

\$450,000

Sold Date

20-Nov-24

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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