

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

66 Kosciuszko Street 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2021

to

28 Feb 2022

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

178 Kay Street Traralgon VIC 3844	\$385,000	06-Sep-21
2 Willis Crescent Traralgon VIC 3844	\$375,000	14-Jan-22
17 Gillies Crescent Traralgon VIC 3844	\$420,000	04-Oct-21

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: 07 March 2022



178 Kay Street Traralgon VIC 3844

Sold Price

\$385,000

Sold Date

06-Sep-21

 3  1  1

Distance

0.43km



2 Willis Crescent Traralgon VIC 3844

Sold Price

^{RS} **\$375,000**

Sold Date

14-Jan-22

 3  1  1

Distance

0.46km



17 Gillies Crescent Traralgon VIC 3844

Sold Price

\$420,000

Sold Date

04-Oct-21

 3  1  1

Distance

0.53km



9 Pollock Avenue Traralgon VIC 3844

Sold Price

\$380,000

Sold Date

30-Jun-21

 3  1  1

Distance

0.6km



25 Grubb Avenue Traralgon VIC 3844

Sold Price

\$394,000

Sold Date

21-Aug-21

 3  1  1

Distance

0.66km



104 Princes Street Traralgon VIC 3844

Sold Price

\$377,000

Sold Date

08-Jun-21

 3  1  1

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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