## 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 or locality and postcode

13 Sally Court, Traralgon Vic 3844

### Indicative selling price

For the meaning o	of this price see co	nsumer.vic.gov.au/	underquot	ing
		1		

Single price \$375,000

#### Median sale price

Median price	\$399,250	Pro	perty Type Hou	lse	Suburb	Traralgon
Period - From	01/10/2020	to	30/09/2021	Sourc	eREIV	

### 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.

Ado	dress of comparable property	Price	Date of sale
1	12 Phillip St TRARALGON 3844	\$380,000	15/09/2021
2	32 Washington St TRARALGON 3844	\$375,000	03/09/2021
3	34 Francis St TRARALGON 3844	\$362,000	21/09/2021

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:

20/10/2021 12:34









Property Type: House (Res) Land Size: 592 sqm approx Agent Comments Indicative Selling Price \$375,000 Median House Price Year ending September 2021: \$399,250

# **Comparable Properties**



12 Phillip St TRARALGON 3844 (REI/VG)



Price: \$380,000 Method: Private Sale Date: 15/09/2021 Property Type: House Land Size: 714 sqm approx



32 Washington St TRARALGON 3844 (REI/VG) Agent Comments



Price: \$375,000 Method: Private Sale Date: 03/09/2021 Property Type: House Land Size: 655 sqm approx



34 Francis St TRARALGON 3844 (REI)



Agent Comments

Agent Comments

Price: \$362,000 Method: Private Sale Date: 21/09/2021 Property Type: House Land Size: 707 sqm approx

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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