

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

12 Albert 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

\$210,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$162,000

Property type

Land

Suburb

Traralgon

Period-from

01 May 2020

to

30 Apr 2021

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

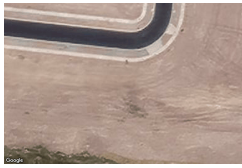
Date of sale

52 Meridian Drive Traralgon VIC 3844	\$189,500	20-Nov-20
31 McNulty Drive Traralgon VIC 3844	\$194,000	05-Mar-21
37 Boston Boulevard Traralgon VIC 3844	\$205,000	19-Nov-20

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: 10 May 2021


**52 Meridian Drive Traralgon VIC
3844**
 -  -  -

Sold Price

\$189,500

Sold Date **20-Nov-20**

Distance

2.28km

**31 McNulty Drive Traralgon VIC
3844**
 -  -  -

Sold Price

\$194,000

Sold Date **05-Mar-21**

Distance

2.04km

**37 Boston Boulevard Traralgon VIC
3844**
 -  -  -

Sold Price

\$205,000

Sold Date **19-Nov-20**

Distance

2.58km

RS = Recent sale

UN = Undisclosed Sale

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