

# 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

16 Maskrey Street, Traralgon Vic 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$339,000

### Median sale price

Median price

\$470,000

Property Type

House

Suburb

Traralgon

Period - From

01/10/2022

to

31/12/2022

Source

REIV

### 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
1	19 Stuart St TRARALGON 3844	\$335,000	15/12/2022
2	23 Stuart St TRARALGON 3844	\$325,000	17/01/2023
3	26 Allen Cr TRARALGON 3844	\$315,000	19/09/2022

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:

18/01/2023 17:10



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 534 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$339,000

**Median House Price**

December quarter 2022: \$470,000

## Comparable Properties



**19 Stuart St TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$335,000  
**Method:** Private Sale  
**Date:** 15/12/2022  
**Property Type:** House  
**Land Size:** 620 sqm approx



**23 Stuart St TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$325,000  
**Method:** Private Sale  
**Date:** 17/01/2023  
**Property Type:** House  
**Land Size:** 621 sqm approx



**26 Allen Cr TRARALGON 3844 (REI/VG)**

**Agent Comments**



**Price:** \$315,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** House  
**Land Size:** 868 sqm approx