

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**45 Grubb Avenue,  
TRARALGON 3844**

### Indicative selling price

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

**Single price \$265,000**

### Median sale price

Median **House** for **T RARALGON** for period **Jan 2010 - Jan 2017**

Sourced from **RP Data**.

**\$303,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**10 Rangeview Drive,**  
Traralgon 3844

**Price \$250,000** Sold 03 July  
2018

**3 Patricia Court,**  
Traralgon 3844

**Price \$287,500** Sold 05  
September 2018

**48 Wirilda Crescent,**  
Traralgon 3844

**Price \$270,000** Sold 30 July  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

House



3 beds



1 baths



1 parking

### Stockdale & Leggo Traralgon

27 Franklin Street,  
Traralgon VIC 3844

### Contact agents



**George Demetrios**  
Stockdale & Leggo

(03) 5174 1833  
0413 776 303  
[george@stockdaleleggo.com.au](mailto:george@stockdaleleggo.com.au)



**Peter Demetrios**  
Stockdale & Leggo

0351 741833  
0488 749 757  
[pdemetrios@stockdaleleggo.com.au](mailto:pdemetrios@stockdaleleggo.com.au)

**Stockdale  
& Leggo**