

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

60 Allen Crescent, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$319,000

Median sale price

Median price

\$425,000

Property Type

House

Suburb

Traralgon

Period - From

23/03/2021

to

22/03/2022

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	38 Stockdale Rd TRARALGON 3844	\$320,000	21/01/2022
2	8 Little Cr TRARALGON 3844	\$315,000	20/01/2022
3	15 Cooper St TRARALGON 3844	\$307,000	23/02/2022

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:

23/03/2022 12:13



Property Type: House (Previously Occupied - Detached)
Land Size: 664.452 sqm approx
Agent Comments

Indicative Selling Price

\$319,000

Median House Price

23/03/2021 - 22/03/2022: \$425,000

Comparable Properties



38 Stockdale Rd TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$320,000
Method: Private Sale
Date: 21/01/2022
Property Type: House
Land Size: 670 sqm approx



8 Little Cr TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$315,000
Method: Private Sale
Date: 20/01/2022
Property Type: House
Land Size: 534 sqm approx



15 Cooper St TRARALGON 3844 (REI)

Agent Comments



Price: \$307,000
Method: Private Sale
Date: 23/02/2022
Property Type: House
Land Size: 589 sqm approx