

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

13 TAYLOR CRESCENT 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

\$285,000

~~or range
between~~

Median sale price

(*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Traralgon

Period-from

01 Jan 2022

to

31 Dec 2022

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

7 CAMERON STREET TRARALGON VIC 3844	\$265,000	14-Sep-22
49 NEWMAN CRESCENT TRARALGON VIC 3844	\$280,000	19-Dec-22
27 TAYLOR CRESCENT TRARALGON VIC 3844	\$295,000	20-Jan-23

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 January 2023



**7 CAMERON STREET TRARALGON
VIC 3844**

3 1 1

Sold Price

\$265,000

Sold Date

14-Sep-22

Distance

0.33km



**49 NEWMAN CRESCENT
TRARALGON VIC 3844**

3 1 1

Sold Price

^{RS} **\$280,000**

Sold Date

19-Dec-22

Distance

0.68km



**27 TAYLOR CRESCENT
TRARALGON VIC 3844**

3 1 1

Sold Price

^{RS} **\$295,000** ^{UN}

Sold Date

20-Jan-23

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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