

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

12/5353 PRINCES HIGHWAY 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

or range
between

\$150,000

&

\$165,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$309,500

Property type

Unit

Suburb

Traralgon

Period-from

01 Oct 2022

to

30 Sep 2023

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

1/7 GRUBB AVENUE TRARALGON VIC 3844	\$192,000	30-Nov-20
1/43 FRANCIS STREET TRARALGON VIC 3844	\$140,000	01-Mar-21
3/10 SUSAN COURT MORWELL VIC 3840	\$140,000	02-May-22

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 October 2023



**1/7 GRUBB AVENUE TRARALGON
VIC 3844**

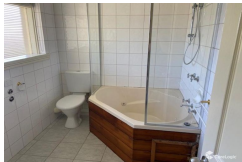
Sold Price

\$192,000

Sold Date **30-Nov-20**

1 1 2

Distance **3.9km**



**1/43 FRANCIS STREET
TRARALGON VIC 3844**

Sold Price

\$140,000

Sold Date **01-Mar-21**

1 1 1

Distance **4.65km**



**3/10 SUSAN COURT MORWELL VIC
3840**

Sold Price

Sold Date **02-May-22**

1 1 1

Distance **4.78km**

RS = Recent sale

UN = Undisclosed Sale

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