# 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

322 Franklin Street 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	\$450,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$337,000	Prope	erty type		House	Suburb	Traralgon
Period-from	01 Feb 2020	to	31 Jan 2	2021	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
12 Graduate Place Traralgon VIC 3844	\$445,000	04-May-20
9 Saxby Court Traralgon East VIC 3844	\$454,000	18-Feb-20
9 Oxley Court Traralgon VIC 3844	\$462,000	16-Oct-19

#### 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: 26 February 2021

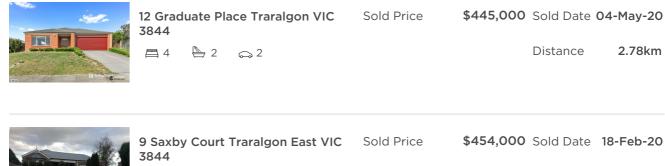


consumer.vic.gov.au

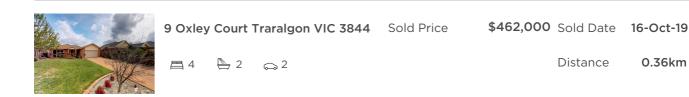


2.78km

0.36km



\$454,000 Sold Date 18-Feb-20 Distance 1.93km 酉 4 2 🚔 ్ల 2



**RS** = Recent sale UN = Undisclosed Sale

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