

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

17 Wilkerson Way, Traralgon East Vic 3844

Indicative selling price

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

Single price \$568,000

Median sale price

Median price \$530,000

Property Type House

Suburb Traralgon East

Period - From 01/01/2020

to 31/12/2020

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 Kenilworth Dr TRARALGON 3844	\$575,000	24/02/2021
2	22 Lighthorse Av TRARALGON 3844	\$540,000	30/10/2020
3	13 Columbia Cr TRARALGON 3844	\$518,000	18/12/2020

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:

04/03/2021 10:17



Property Type: Land
Land Size: 559 sqm approx
Agent Comments

Indicative Selling Price

\$568,000

Median House Price

Year ending December 2020: \$530,000

Comparable Properties



38 Kenilworth Dr TRARALGON 3844 (REI)

Agent Comments



Price: \$575,000
Method: Private Sale
Date: 24/02/2021
Property Type: House
Land Size: 799 sqm approx



22 Lighthouse Av TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 30/10/2020
Property Type: House
Land Size: 501 sqm approx



13 Columbia Cr TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$518,000
Method: Private Sale
Date: 18/12/2020
Property Type: House
Land Size: 583 sqm approx