

## 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

11 Berry Street Traralgon VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$298,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Traralgon

Period-from

01 Sep 2018

to

31 Aug 2019

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

13 Firmin Street Traralgon VIC 3844	\$325,000	05-Oct-18
40 Firmin Street Traralgon VIC 3844	\$258,000	03-Jul-18
45 Gordon Street Traralgon VIC 3844	\$299,000	14-Mar-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: 30 September 2019



**13 Firmin Street Traralgon VIC 3844** Sold Price **\$325,000** Sold Date **05-Oct-18**

3 2 2

Distance **0.48km**



**40 Firmin Street Traralgon VIC 3844** Sold Price **\$258,000** Sold Date **03-Jul-18**

4 2 2

Distance **0.7km**



**45 Gordon Street Traralgon VIC 3844** Sold Price **\$299,000** Sold Date **14-Mar-19**

3 1 4

Distance **0.84km**



**12 Firmin Street Traralgon VIC 3844** Sold Price **\$320,000** Sold Date **09-Jul-18**

3 2 2

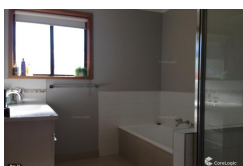
Distance **0.48km**



**4 Christensen Close Traralgon VIC 3844** Sold Price **\$314,000** Sold Date **05-Feb-19**

3 2 1

Distance **0.59km**



**42 Firmin Street Traralgon VIC 3844** Sold Price **\$340,000** Sold Date **29-Apr-19**

3 1 4

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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**83 Breed Street Traralgon VIC 3844** Sold Price **\$255,000** Sold Date **31-Oct-18**

2 - -

Distance **0.72km**



**93 Breed Street Traralgon VIC 3844** Sold Price **\$264,000** Sold Date **15-Oct-18**

3 1 4

Distance **0.73km**



**4 Clift Court Traralgon VIC 3844** Sold Price **\$257,000** Sold Date **14-Aug-18**

3 1 2

Distance **0.78km**



**305 Franklin Street Traralgon VIC 3844** Sold Price **\$312,000** Sold Date **21-Sep-18**

3 2 1

Distance **0.81km**



**31 Howitt Street Traralgon VIC 3844** Sold Price **\$285,000** Sold Date **09-Jan-19**

3 1 3

Distance **0.84km**



**10 Conway Court Traralgon VIC 3844** Sold Price **\$295,000** Sold Date **05-Jul-18**

3 1 2

Distance **0.87km**

RS = Recent sale

UN = Undisclosed Sale

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**16 Conway Court Traralgon VIC 3844**

3 2 2

Sold Price

**\$312,000**

Sold Date **03-Aug-18**

Distance **0.87km**



**5 Lindsay Court Traralgon VIC 3844**

3 1 2

Sold Price

**\$272,500**

Sold Date **20-Mar-19**

Distance **0.9km**



**7 Conway Court Traralgon VIC 3844**

2 1 1

Sold Price

**\$260,000**

Sold Date **12-Feb-19**

Distance **0.9km**



**15 Giles Place Traralgon VIC 3844**

3 2 2

Sold Price

**\$330,000**

Sold Date **16-Jan-19**

Distance **0.94km**



**19 Queens Parade Traralgon VIC 3844**

2 1 3

Sold Price

**\$315,000**

Sold Date **07-Dec-18**

Distance **0.94km**

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