

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

14 BERRY 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

\$429,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$484,500

Property type

House

Suburb

Traralgon

Period-from

01 Jun 2022

to

31 May 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

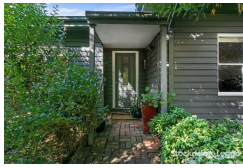
Date of sale

12 BERRY STREET TRARALGON VIC 3844	\$490,000	28-Jun-23
15 MUNRO STREET TRARALGON VIC 3844	\$670,000	24-May-22
23 PETERKIN STREET TRARALGON VIC 3844	\$490,000	19-Jul-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: 30 June 2023



**12 BERRY STREET TRARALGON
VIC 3844**

3 1 4

Sold Price

^{RS} **\$490,000** Sold Date **28-Jun-23**

Distance **0.02km**



**15 MUNRO STREET TRARALGON
VIC 3844**

3 1 2

Sold Price

\$670,000 Sold Date **24-May-22**

Distance **0.18km**



**23 PETERKIN STREET TRARALGON
VIC 3844**

3 1 -

Sold Price

\$490,000 Sold Date **19-Jul-22**

Distance **0.13km**

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

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