

# 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

13 Sally Court, Traralgon Vic 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$375,000

### Median sale price

Median price \$399,250

Property Type House

Suburb Traralgon

Period - From 01/10/2020

to 30/09/2021

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.

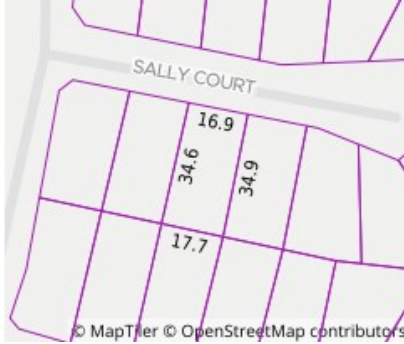
	Address of comparable property	Price	Date of sale
1	12 Phillip St TRARALGON 3844	\$380,000	15/09/2021
2	32 Washington St TRARALGON 3844	\$375,000	03/09/2021
3	34 Francis St TRARALGON 3844	\$362,000	21/09/2021

**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:

20/10/2021 12:34



**Property Type:** House (Res)  
**Land Size:** 592 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$375,000  
**Median House Price**  
 Year ending September 2021: \$399,250

## Comparable Properties



**12 Phillip St TRARALGON 3844 (REI/VG)**

Agent Comments



**Price:** \$380,000  
**Method:** Private Sale  
**Date:** 15/09/2021  
**Property Type:** House  
**Land Size:** 714 sqm approx



**32 Washington St TRARALGON 3844 (REI/VG)**

Agent Comments



**Price:** \$375,000  
**Method:** Private Sale  
**Date:** 03/09/2021  
**Property Type:** House  
**Land Size:** 655 sqm approx



**34 Francis St TRARALGON 3844 (REI)**

Agent Comments



**Price:** \$362,000  
**Method:** Private Sale  
**Date:** 21/09/2021  
**Property Type:** House  
**Land Size:** 707 sqm approx