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<br>Including suburb and postcode | 2 Selwyn Place 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 | $475,000 | ~~or range between~~ | | & | |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $380,000 | Property type | House | Suburb | Traralgon |
| Period-from | 01 Jan 2021 | to | 31 Dec 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 |
|---|---|---|
| 7 Rural Drive Traralgon VIC 3844 | $505,100 | 25-Oct-21 |
| 10 Dawn Grove Traralgon VIC 3844 | $480,000 | 14-Dec-21 |
| 18 Durack Place Traralgon VIC 3844 | $475,000 | 11-Nov-21 |

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: 12 January 2022

ONE AGENCY LATROBE VALLEY
Anthony Bloomfield
M 0455 303 750
E anthony@oneagencylv.com.au



**7 Rural Drive Traralgon VIC 3844** Sold Price **$505,100** Sold Date **25-Oct-21**

3 2 2 Distance **0.43km**



**10 Dawn Grove Traralgon VIC 3844** Sold Price RS **$480,000** UN Sold Date **14-Dec-21**

3 2 2 Distance **0.74km**



**18 Durack Place Traralgon VIC 3844** Sold Price **$475,000** Sold Date **11-Nov-21**

3 2 2 Distance **1km**

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

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