

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

unit12/23-27 Francis Street, Traralgon Vic 3844

Indicative selling price

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

Single price

\$410,000

Median sale price

Median price

\$365,000

Property Type

Townhouse

Suburb

Traralgon

Period - From

16/06/2022

to

15/06/2023

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 eighteen 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	21 Francis St TRARALGON 3844	\$435,000	28/02/2023
2	36 Francis St TRARALGON 3844	\$390,000	18/07/2022
3			

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 eighteen months.~~

This Statement of Information was prepared on:

16/06/2023 15:57



Property Type:
Agent Comments

Indicative Selling Price
\$410,000
Median Townhouse Price
16/06/2022 - 15/06/2023: \$365,000

Comparable Properties



21 Francis St TRARALGON 3844 (VG)

Agent Comments



Price: \$435,000
Method: Sale
Date: 28/02/2023
Property Type: House (Res)
Land Size: 614 sqm approx



36 Francis St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$390,000
Method: Private Sale
Date: 18/07/2022
Property Type: House
Land Size: 784 sqm approx

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 eighteen months.