

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.  
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

### Property offered for

Address  
Including suburb and  
postcode

13 CHENHALL CRESCENT, 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:

\$469,000

### Median sale price

Median price

\$496,000

Property type

House

Suburb

TRARALGON

Period

01 January 2023 to 31 December 2023

Source

pricfinder

### Comparable property sales

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

Price

Date of sale

10 MAFEKING RD, TRARALGON, VIC 3844	\$475,000	18/10/2023
17 ARMSTRONG CRT, TRARALGON, VIC 3844	\$465,000	13/07/2023
33 CANFIELD CRES, TRARALGON, VIC 3844	\$455,000	01/09/2023

This Statement of Information was prepared on:

13/01/2024