

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode 16 Wilkerson Way, Traralgon East, 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 \$649,000

### Median sale price

Median price \$852,000 Property Type House Suburb Traralgon (3844)

Period - From 01/10/2022 to 30/09/2023 Source pricefinder

### Comparable property sales

A These are two properties sold within two kilometres of the property for sale in the last six 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
3 WILKERSON WAY, TRARALGON EAST VIC 3844	\$685,000	04/08/2022
106 ELLA VALE DRIVE, TRARALGON EAST VIC 3844	\$617,500	18/06/2022

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 09/11/2023