

## 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 and  
postcode

2/321 FRANKLIN STREET TRARALGON VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$435,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$309,500

Property type

Unit

Suburb

Traralgon

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/20 FIRMIN STREET TRARALGON VIC 3844	\$412,000	28-Jul-22
1/39 FIRMIN STREET TRARALGON VIC 3844	\$425,000	08-Jun-23
4/12-14 MUNRO STREET TRARALGON VIC 3844	\$440,000	01-Feb-23

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: 30 August 2023

**2/20 FIRMIN STREET TRARALGON  
VIC 3844**

3 1 1

Sold Price

**\$412,000**

Sold Date

**28-Jul-22**

Distance

**0.49km****1/39 FIRMIN STREET TRARALGON  
VIC 3844**

4 2 2

Sold Price

**\$425,000**

Sold Date

**08-Jun-23**

Distance

**0.55km****4/12-14 MUNRO STREET  
TRARALGON VIC 3844**

3 2 1

Sold Price

**\$440,000**

Sold Date

**01-Feb-23**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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