

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

1/85 Crosss Road 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

\$231,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$213,332

Property type

Unit

Suburb

Traralgon

Period-from

01 Dec 2018

to

30 Nov 2019

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

1/48 Kay Street Traralgon VIC 3844	\$225,000	05-Nov-18
2/2 Margaret Street Traralgon VIC 3844	\$229,000	22-Jul-19
3/7 Tyrone Close Traralgon VIC 3844	\$259,000	21-Jan-19

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: 17 December 2019



1/48 Kay Street Traralgon VIC 3844 Sold Price \$225,000 Sold Date 05-Nov-18

 2  1  2

Distance 2.02km



2/2 Margaret Street Traralgon VIC 3844 Sold Price \$229,000 Sold Date 22-Jul-19

 2  1  2

Distance 2.41km



3/7 Tyrone Close Traralgon VIC 3844 Sold Price \$259,000 Sold Date 21-Jan-19

 2  1  1

Distance 3.22km

RS = Recent sale UN = Undisclosed Sale

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