

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

86 Grubb Avenue 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

\$339,500

 or range between

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 &

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Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

 Property type

House

 Suburb

Traralgon

Period-from

01 Feb 2019

 to

31 Jan 2020

 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
87 Grubb Avenue Traralgon VIC 3844	\$351,050	20-Dec-19
1 Meadow Park Drive Traralgon VIC 3844	\$350,000	01-Feb-19
8 Parkwood Way Traralgon VIC 3844	\$339,000	04-Nov-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: 03 February 2020



87 Grubb Avenue Traralgon VIC 3844

Sold Price

^{RS} **\$351,050**

Sold Date **20-Dec-19**

 3  2  2

Distance **0.08km**



1 Meadow Park Drive Traralgon VIC 3844

Sold Price

\$350,000

Sold Date **01-Feb-19**

 3  2  10

Distance **0.13km**



8 Parkwood Way Traralgon VIC 3844

Sold Price

\$339,000

Sold Date **04-Nov-19**

 3  2  5

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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