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	2/26 Collins Street 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	$257,500	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$269,000	Property type	Unit	Suburb	Traralgon
Period-from	01 Feb 2021	to	31 Jan 2022	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
4/74 Kay Street Traralgon VIC 3844	$240,000	20-Oct-21
5/56 Kay Street Traralgon VIC 3844	$276,500	28-Oct-21
2/114 Davidson Street Traralgon VIC 3844	$203,000	20-Sep-21

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: 07 February 2022

CONSUMER AFFAIRS VICTORIA

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4/74 Kay Street Traralgon VIC 3844 — Sold Price $240,000 — Sold Date 20-Oct-21
1 1 1 — Distance 1.2km

5/56 Kay Street Traralgon VIC 3844 — Sold Price $276,500 — Sold Date 28-Oct-21
1 1 1 — Distance 1.09km

2/114 Davidson Street Traralgon VIC 3844 — Sold Price $203,000 — Sold Date 20-Sep-21
1 1 1 — Distance 1.69km

1/12 Thomas Street Traralgon VIC 3844 — Sold Price $208,000 — Sold Date 03-Nov-21
1 1 1 — Distance 0.31km

40/91 Liddiard Road Traralgon VIC 3844 — Sold Price $105,000 — Sold Date 29-Sep-21
1 1 1 — Distance 1.1km

RS = Recent sale UN = Undisclosed Sale

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