

# 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 or  
locality and postcode

1 Malibu Place, 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 \$595,000

### Median sale price

Median price \$465,000

Property Type House

Suburb Traralgon East

Period - From 01/07/2018

to 30/06/2019

Source REIV

### 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	3 Corriedale Ct TRARALGON EAST 3844	\$600,000	05/07/2018
2	5 St Georges Rd TRARALGON 3844	\$580,000	23/01/2019
3	69 Ellavale Dr TRARALGON EAST 3844	\$575,000	23/08/2019

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:

03/10/2019 08:27