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

34 Francis 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	\$379,900	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$360,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Aug 2020	to	31 Jul 2	021	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
30 Francis Street Traralgon VIC 3844	\$305,000	04-May-21
10 Bennett Court Traralgon VIC 3844	\$396,000	21-Aug-20
7 Marie Street Traralgon VIC 3844	\$385,000	22-Oct-20

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 August 2021



consumer.vic.gov.au



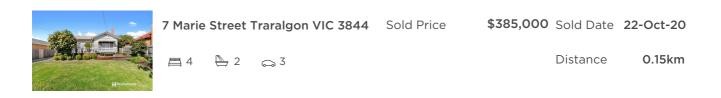
E jamesh@keithwilliams.com.au



30 Francis Street Traralgon VIC 3844	Sold Price	\$305,000 Sold Date	04-May-21
昌 3 🖺 1 🞧 2		Distance	0.04km



10 Bennett Court Traralgon VICSold Price\$396,000Sold Date21-Aug-203844□ 3 ⓑ 1 ⓑ 2□ 3 ⓑ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 1 ⓑ 2□ 2 ⓑ 2□ 2 ⓑ 2□ 2 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 3 ⓑ 2□ 4 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 5 ⓑ 2□ 6 ⓑ 2□ 7



RS = Recent sale UN = Undisclosed Sale

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