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

8 West Court 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	\$359,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$340,000	Prop	roperty type House		House	Suburb	Traralgon	
Period-from	01 Apr 2020	to	31 Mar 2021		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	
12 West Court Traralgon VIC 3844	\$337,000	09-Jun-20	
56 Gilmour Street Traralgon VIC 3844	\$349,000	23-Dec-20	
25 Canfield Crescent Traralgon VIC 3844	\$385,000	15-Feb-21	

OR

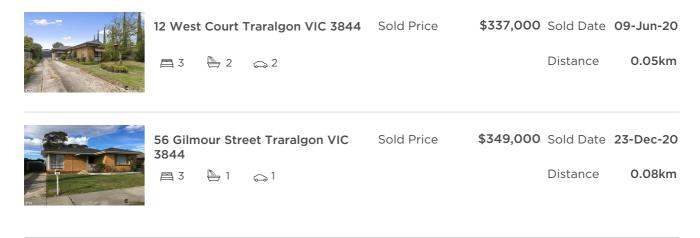
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 12 April 2021



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25 Canfield Crescent Traralgon VIC 3844			Sold Price	\$385,000	Sold Date	15-Feb-21
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RS = Recent sale UN = Undisclosed Sale

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