

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

22b Coster Circle, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$318,000

Median sale price

Median price

\$330,000

Property Type

House

Suburb

Traralgon

Period - From

07/09/2019

to

06/09/2020

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	17 Greenfield Dr TRARALGON 3844	\$318,000	26/03/2020
2	2/272 Franklin St TRARALGON 3844	\$316,000	20/05/2020
3	116 Grey St TRARALGON 3844	\$310,000	28/07/2020

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:

07/09/2020 14:06



Property Type:

Agent Comments

Comparable Properties

17 Greenfield Dr TRARALGON 3844 (VG)

Agent Comments



Price: \$318,000

Method: Sale

Date: 26/03/2020

Property Type: House (Res)

Land Size: 666 sqm approx



2/272 Franklin St TRARALGON 3844 (VG)

Agent Comments



Price: \$316,000

Method: Sale

Date: 20/05/2020

Property Type: Flat/Unit/Apartment (Res)



116 Grey St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$310,000

Method: Private Sale

Date: 28/07/2020

Property Type: House

Land Size: 557 sqm approx