Statement of Information Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

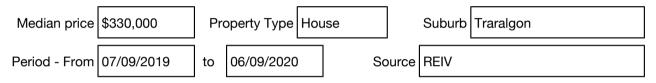
Address Including suburb or locality and postcode

22b Coster Circle, Traralgon Vic 3844

Indicative selling price

Single price \$318,000

Median sale price



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

Mary Ioannou 0351337900 0411842921 mary@renniepropertysales.com.au

Indicative Selling Price \$318,000 **Median House Price** 07/09/2019 - 06/09/2020: \$330,000

Comparable Properties

17 Greenfield Dr TRARALGON 3844 (VG)



Price: \$318,000 Method: Sale Date: 26/03/2020 Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments



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)



Price: \$310,000 Method: Private Sale

Date: 28/07/2020 Property Type: House Land Size: 557 sqm approx Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.