

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 Lyndon Crescent, Traralgon Vic 3844

Indicative selling price

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

Single price

\$255,000

Median sale price

Median price

\$362,000

Property Type

House

Suburb

Traralgon

Period - From

01/07/2020

to

30/09/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six 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	192 Liddiard Rd TRARALGON 3844	\$267,000	29/07/2020
2	19 Lyndon Cr TRARALGON 3844	\$255,000	28/07/2020
3	9 Gould Ct TRARALGON 3844	\$242,500	22/07/2020

OR

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

This Statement of Information was prepared on:

21/10/2020 15:34



Property Type: House (Previously Occupied - Detached)
Land Size: 850 sqm approx
Agent Comments

Indicative Selling Price

\$255,000

Median House Price

September quarter 2020: \$362,000

Comparable Properties



192 Liddiard Rd TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$267,000
Method: Private Sale
Date: 29/07/2020
Rooms: 4
Property Type: House
Land Size: 606 sqm approx



19 Lyndon Cr TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$255,000
Method: Private Sale
Date: 28/07/2020
Property Type: House
Land Size: 759 sqm approx



9 Gould Ct TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$242,500
Method: Private Sale
Date: 22/07/2020
Rooms: 4
Property Type: House (Res)
Land Size: 823 sqm approx