

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

4 Keith 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

\$339,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Traralgon

Period-from

01 Aug 2019

to

31 Jul 2020

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

2 Moonabeal Court Traralgon VIC 3844	\$305,000	17-Jun-20
13 Whittakers Road Traralgon VIC 3844	\$292,500	19-Sep-19
167 Liddiard Road Traralgon VIC 3844	\$285,000	23-Jul-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: 27 August 2020



2 Moonabeal Court Traralgon VIC 3844

3 2 2

Sold Price

\$305,000

Sold Date

17-Jun-20

Distance

0.6km



13 Whittakers Road Traralgon VIC 3844

3 1 -

Sold Price

\$292,500

Sold Date

19-Sep-19

Distance

0.67km



167 Liddiard Road Traralgon VIC 3844

3 1 5

Sold Price

^{RS} **\$285,000**

Sold Date

23-Jul-20

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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