

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 99 Franklin North, Stage 4, 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

\$171,500*

or range between

\$*

&

\$

Median sale price

Median price

\$336,000

Property type

House

Suburb

Traralgon

Period - From

1/11/2019

to

2/11/2020

Source

Realestate.com.au

Comparable property sales

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. Lot 231 Marshalls Road, Franklin Place, Traralgon VIC 3844	\$175,000	6/11/2020
2. Lot 36 Baldwin Road, The Rise, Traralgon VIC 3844	\$171,000	15/9/2020
3. Lot 116 Park Lane, Franklin North, Traralgon VIC 3844	\$175,000	14/9/2020

This Statement of Information was prepared on: 6/11/2020

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 101 Franklin North, Stage 4, Traralgon VIC 3844

Indicative selling price

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Single price

\$175,000*

or range between

\$*

&

\$

Median sale price

Median price

\$336,000

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Traralgon

Period - From

1/11/2019

to

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 103 Franklin North, Stage 4, 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

\$182,500*

or range between

\$*

&

\$

Median sale price

Median price

\$336,000

Property type

House

Suburb

Traralgon

Period - From

1/11/2019

to

2/11/2020

Source

Realestate.com.au

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 104 Franklin North, 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

\$*249,000

or range between

\$*

&

\$

Median sale price

Median price

\$337,000

Property type

House

Suburb

Traralgon VIC 3844

Period - From

1/10/2019

to

29/9/2020

Source

Realestate.com.au

Comparable property sales

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. Lot 176 Franklin North, Traralgon VIC 3844	\$235,000	17.09.2020
2. Lot 174 Franklin North, Traralgon VIC 3844	\$235,000	20.08.2020
3. Lot 175 Franklin North, Traralgon VIC 3844	\$235,000	07.08.2020

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 105 Franklin North, 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

\$*235,000

or range between

\$*

&

\$

Median sale price

Median price

\$337,000

Property type

House

Suburb

Traralgon VIC 3844

Period - From

1/10/2019

to

29/9/2020

Source

Realestate.com.au

Comparable property sales

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. Lot 176 Franklin North, Traralgon VIC 3844	\$235,000	17.09.2020
2. Lot 174 Franklin North, Traralgon VIC 3844	\$235,000	20.08.2020
3. Lot 175 Franklin North, Traralgon VIC 3844	\$235,000	07.08.2020

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Property offered for sale

Address
Including suburb or
locality and postcode

Lot 106 Franklin North, 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

\$*219,500

or range between

\$*

&

\$

Median sale price

Median price

\$337,000

Property type

House

Suburb

Traralgon VIC 3844

Period - From

1/10/2019

to

29/9/2020

Source

Realestate.com.au

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Property offered for sale

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107 Franklin North, Traralgon VIC 3844

Indicative selling price

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Single price

\$*219,500

or range between

\$*

&

\$

Median sale price

Median price

\$337,000

Property type

House

Suburb

Traralgon VIC 3844

Period - From

1/10/2019

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Property offered for sale

Address
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Lot 127 Franklin North, Traralgon VIC 3844

Indicative selling price

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Single price

\$*199,000

or range between

\$*

&

\$

Median sale price

Median price

\$337,000

Property type

House

Suburb

Traralgon VIC 3844

Period - From

1/10/2019

to

29/9/2020

Source

Realestate.com.au

Comparable property sales

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. Lot 725 Friesian Avenue, Traralgon VIC 3844	\$206,000	26/10/2020
2. Lot 91 Rise Boulevard, Traralgon VIC 3844	\$197,500	28/9/2020
3. Lot 133 Franklin North, Traralgon VIC 3844	\$187,000	28/9/2020

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Single price \$*199,000

or range between \$*

&

\$

Median sale price

Median price \$337,000

Property type House

Suburb Traralgon VIC 3844

Period - From 1/10/2019

to

29/9/2020

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Indicative selling price

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Single price \$*199,000

or range between \$*

&

\$

Median sale price

Median price \$337,000

Property type House

Suburb Traralgon VIC 3844

Period - From 1/10/2019

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