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

61 Newman Crescent 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	\$198,500	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$310,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Sep 2018	to	31 Aug 2	2019	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
19 Lyndon Crescent Traralgon VIC 3844	\$218,000	20-Jun-18
67 Newman Crescent Traralgon VIC 3844	\$166,000	03-Sep-18
69 Newman Crescent Traralgon VIC 3844	\$180,000	25-Feb-19

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: 30 September 2019



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 19 Lyndon Crescent Traralgon VIC
 Sold Price
 \$218,000
 Sold Date
 20-Jun-18

 3844
 □ 3 □ 1 □ □ 2
 Distance
 0.07km



	67 New 3844	vman Cr	escent T	raralgon VIC	Sold Price	\$166,000	Sold Date	03-Sep-18
aty	圔 3	1 🖳	⊜ 2				Distance	0.05km



69 Newman Cr 3844	escent Traralgon VIC Sold Price	\$180,000	Sold Date	25-Feb-19
📇 3 🕒 1	ය 3		Distance	0.08km



17 Lyno 3844	don Cres	scent Traralgon VIC	Sold Price	\$155,000	Sold Date	02-Feb-19
昌 3	1	⊜ 1			Distance	0.08km



	15 Lyno 3844	don Cre	scent Traralgon VIC	Sold Price	\$150,000	Sold Date	21-Mar-19
ALCORN'S A	昌 3	1	G 1			Distance	0.09km



4 Lyndon Crescent Traralgon VIC 3844	Sold Price	\$175,000 Sold Date	26-Sep-18
📇 3 🕒 1 👝 1		Distance	0.12km

RS = Recent sale UN = Undisclosed Sale

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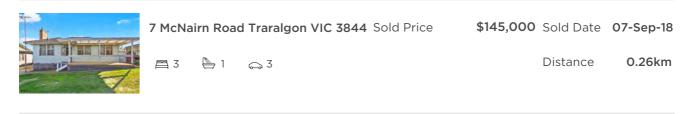
18 Hyland Street Traralgon VIC 3844			Sold Price	\$165,000	Sold Date	27-Sep-18
昌 3	1	⇔ 2			Distance	0.22km



-	64 Alle 3844	en Cresc	ent Traralgon VIC	Sold Price	\$162,000	Sold Date	03-Nov-18
	昌 3	1	ç⊇ 2			Distance	0.22km



	158 Sha VIC 38		re Street Traralgon	Sold Price	\$149,000	Sold Date	15-Jan-19
K	昌 3	1	Ģ ¹			Distance	0.26km





11 Allen Crescent Traralgon VIC 3844	Sold Price	\$172,000 Sold Date	04-Feb-19
酉3 №1 ⇔1		Distance	0.27km



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Distance

Distance

0.36km

0.33km

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\$169,000 Sold Date 29-May-19 Distance 0.34km 昌 3 **A** 1 ్ల 2 \$147,500 Sold Date 04-Sep-18 134 Shakespeare Street Traralgon Sold Price **VIC 3844** 0.35km 1 📇 Distance **m** 3 ⇔1 16 Riley Street Traralgon VIC 3844 Sold Price \$161,000 Sold Date 07-Oct-18 Distance 0.36km 昌 2 2 卜 1 3 Chester Close Traralgon VIC 3844 Sold Price \$250,000 Sold Date 01-Feb-19

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\$228,000 Sold Date 07-Sep-18 2/14 Patrobas Court Traralgon VIC Sold Price 3844 0.42km Distance 1 🚔 酉 2 ຸດ 1

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F		vman Cr	escent Traralgon VIC Sold Price	te \$175,000	Sold Date	16-Jan-19
STREET, STREET	E 2	1	⇔ 4		Distance	0.42km



7 Murp 3844	hy Cres	cent Traralgon VIC	Sold Price	\$205,000	Sold Date	03-Oct-18
酉 4	1	⇔ 3			Distance	0.42km

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