# 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

3 Bowral Way 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	\$875,000	<del>or range</del> <del>between</del>	&	

### 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
24 Balmoral Place Traralgon VIC 3844	\$755,000	09-Feb-18
15 Oxford Place Traralgon VIC 3844	\$790,000	09-Apr-18
5 Waterrun Close Traralgon VIC 3844	\$730,000	30-Aug-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.

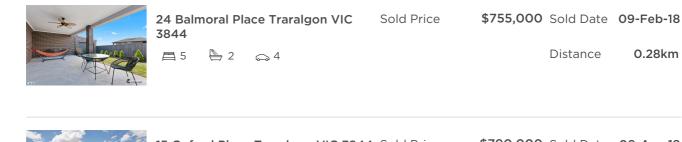
This Statement of Information was prepared on: 16 September 2019



Distance

0.28km

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15 Oxfo	ord Place	e Traralgon VIC 3844	Sold Price	\$790,000	Sold Date	09-Apr-18
昌 5	3	<u></u>			Distance	0.32km



5 Waterrun Close Traralgon VIC 3844	Sold Price	<sup>RS</sup> <b>\$730,000</b> Sold Date	30-Aug-19
🖴 5 👆 3 🞧 2		Distance	2.24km

#### **RS** = Recent sale UN = Undisclosed Sale

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