

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 or
locality and postcode

9 Myrtle Crescent, Traralgon Vic 3844

Indicative selling price

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

Single price \$325,000

Median sale price

Median price \$326,000

Property Type House

Suburb Traralgon

Period - From 25/08/2019

to 24/08/2020

Source REIV

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
1	1 Comans Ct TRARALGON 3844	\$323,000	03/12/2019
2	5 Cedar St TRARALGON 3844	\$320,000	29/06/2020
3	16 Elliott St TRARALGON 3844	\$320,000	16/03/2020

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:

25/08/2020 16:04



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Property Type: House (Res)

Land Size: 630 sqm approx

Agent Comments

Indicative Selling Price
\$325,00C

Median House Price

25/08/2019 - 24/08/2020: \$326,00C

Comparable Properties



1 Comans Ct TRARALGON 3844 (REI/VG)

Agent Comments

3 2 2

Price: \$323,000

Method: Private Sale

Date: 03/12/2019

Rooms: 5

Property Type: House

Land Size: 660 sqm approx



5 Cedar St TRARALGON 3844 (REI/VG)

Agent Comments

4 2 2

Price: \$320,000

Method: Private Sale

Date: 29/06/2020

Rooms: 6

Property Type: House

Land Size: 695 sqm approx



16 Elliott St TRARALGON 3844 (REI/VG)

Agent Comments

4 2 4

Price: \$320,000

Method: Private Sale

Date: 16/03/2020

Rooms: 6

Property Type: House

Land Size: 730 sqm approx