

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

1/7 Grubb Avenue 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

\$199,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$210,000

Property type

Unit

Suburb

Traralgon

Period-from

01 Jul 2019

to

30 Jun 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

1 Kestrel Close Traralgon VIC 3844	\$202,000	31-Jul-19
2/218-220 Kay Street Traralgon VIC 3844	\$225,500	16-Jul-19
2/2 Rural Drive Traralgon VIC 3844	\$217,500	02-Apr-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: 01 July 2020



1 Kestrel Close Traralgon VIC 3844 Sold Price **\$202,000** Sold Date **31-Jul-19**
Distance **0.31km**

2 1 1



2/218-220 Kay Street Traralgon VIC 3844 Sold Price **\$225,500** Sold Date **16-Jul-19**
Distance **0.38km**

2 1 1



2/2 Rural Drive Traralgon VIC 3844 Sold Price **\$217,500** Sold Date **02-Apr-20**
Distance **0.46km**

3 1 1



4/207 Kay Street Traralgon VIC 3844 Sold Price **\$212,000** Sold Date **06-Oct-18**
Distance **0.24km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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