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

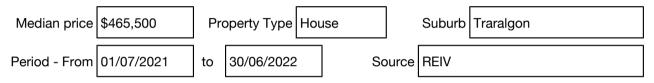
15 Guntzler Court, Traralgon Vic 3844

Indicative selling price

For the meaning	of this	price see	consumer.vic.ao	v.au/underquoting
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Single price \$450,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	105 Gordon St TRARALGON 3844	\$420,000	24/06/2022
2	74 Gordon St TRARALGON 3844	\$419,000	03/08/2022
3	38 Parkwood Way TRARALGON 3844	\$418,000	28/07/2022

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:

11/08/2022 11:24









Property Type: House (Previously Occupied - Detached) Land Size: 625 sqm approx Agent Comments Indicative Selling Price \$450,000 Median House Price Year ending June 2022: \$465,500

Comparable Properties

105 Gordon St TRARALGON 3844 (REI/VG) 2 1 3 Price: \$420,000 Method: Private Sale Date: 24/06/2022 Property Type: House Land Size: 908 sqm approx	Agent Comments
74 Gordon St TRARALGON 3844 (REI)3191Price: \$419,000Method: Private SaleDate: 03/08/2022Property Type: HouseLand Size: 717 sqm approx	Agent Comments
38 Parkwood Way TRARALGON 3844 (REI) 3 1 2 2 Price: \$418,000 Method: Private Sale Date: 28/07/2022 Property Type: House Land Size: 680 sqm approx	Agent Comments

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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