

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

5/207 Kay Street Traralgon VIC 3844

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$226,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$213,332

Property type

Unit

Suburb

Traralgon

Period-from

01 Dec 2018

to

30 Nov 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

6/207 Kay Street Traralgon VIC 3844

\$216,000

26-Jun-18

2/8 Carbine Court Traralgon VIC 3844

\$223,500

01-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: 24 December 2019

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Back to top



Ted Addison

M 0400012194

E ted@addisonrealestate.com.au

**6/207 Kay Street Traralgon VIC 3844****Sold Price \$216,000 Sold Date 26-Jun-18**

3 1 2

Distance 0.02km**2/8 Carbine Court Traralgon VIC 3844****Sold Price \$223,500 Sold Date 01-Aug-19**

3 1 2

Distance 3.68km

RS = Recent sale

UN = Undisclosed Sale

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**Back to top**

Back

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