# 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 Dyer Court 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	\$350,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$375,000	Property type		House		Suburb	Traralgon
Period-from	01 Oct 2020	to	30 Sep 2	2021	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
12 Hunter Road Traralgon VIC 3844	\$375,000	05-Jul-21
3 Thexton Street Traralgon VIC 3844	\$335,000	13-Aug-21
48 Allen Crescent Traralgon VIC 3844	\$310,000	09-Mar-21

#### 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.

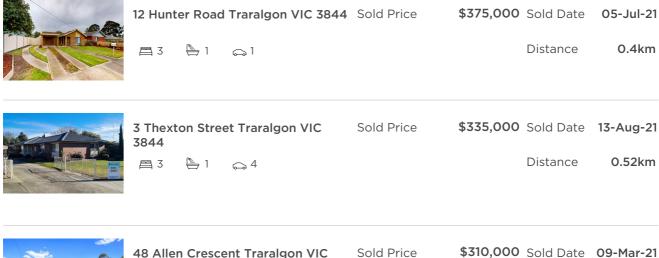
This Statement of Information was prepared on: 26 October 2021



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48 Allen Crescent Traralgon VIC 3844	Sold Price	\$310,000 Sold Date	09-Mar-21
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RS = Recent sale UN = Undisclosed Sale

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