

# 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

2 Fernlea Street, Traralgon Vic 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$297,000

### Median sale price

Median price \$309,000

House

X

Unit

Suburb or locality

Traralgon

Period - From 01/04/2018

to

30/06/2018

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 eighteen 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	3 Patricia Ct TRARALGON 3844	\$287,500	05/09/2018
2	15 Brown St TRARALGON 3844	\$282,000	03/09/2018
3	37 Lafayette St TRARALGON 3844	\$280,000	31/08/2018

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 eighteen months.



**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 544 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$297,000  
**Median House Price**  
June quarter 2018: \$309,000

## Comparable Properties



**3 Patricia Ct TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$287,500  
**Method:** Private Sale  
**Date:** 05/09/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 706 sqm approx



**15 Brown St TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$282,000  
**Method:** Private Sale  
**Date:** 03/09/2018  
**Rooms:** 5  
**Property Type:** House



**37 Lafayette St TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$280,000  
**Method:** Private Sale  
**Date:** 31/08/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 690 sqm approx