

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 andpostcode

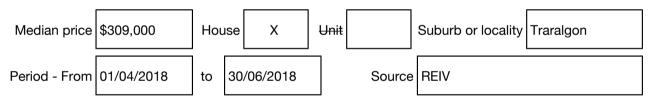
2 Fernlea Street, Traralgon Vic 3844
 a

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$297,000

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 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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









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)

15 Brown St TRARALGON 3844 (REI)



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

Agent Comments

Agent Comments



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



37 Lafayette St TRARALGON 3844 (REI)



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

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