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

19 Christian Rise 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	\$415,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$325,000	Property type		House		Suburb	Traralgon	
Period-from	01 Nov 2019	to	31 Oct 2020		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	
11 Christian Rise Traralgon VIC 3844	\$369,000	15-May-20	
3 Highfield Court Traralgon VIC 3844	\$405,001	11-Nov-20	
10 Westminster Street Traralgon VIC 3844	\$385,000	30-Sep-20	

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.

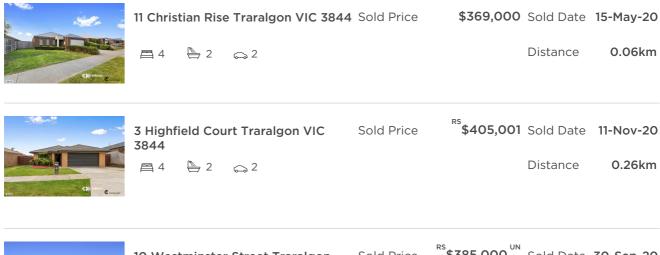
This Statement of Information was prepared on: 23 November 2020



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10 We VIC 38		r Street Traralgon	Sold Price	^{RS} \$385,000 ^{UN}	Sold Date	30-Sep-20
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RS = Recent sale UN = Undisclosed Sale

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