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

16 Thexton Street 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	\$198,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$324,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Mar 2019	to	29 Feb 2	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
8 Welch Court Traralgon VIC 3844	\$192,000	22-Nov-19
42 Cameron Street Traralgon VIC 3844	\$190,000	20-Aug-19
40 Cameron Street Traralgon VIC 3844	\$194,000	29-Nov-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.

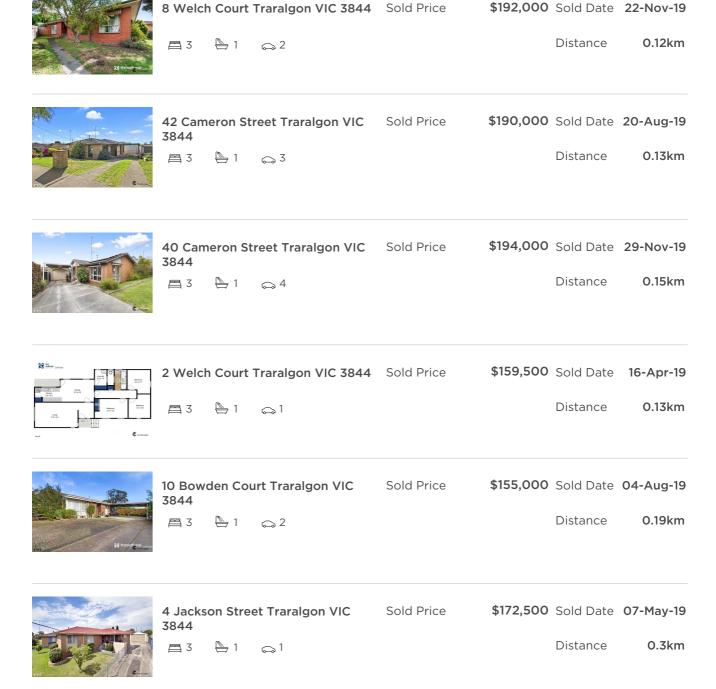
This Statement of Information was prepared on: 06 March 2020



consumer.vic.gov.au



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RS = Recent sale UN = Undisclosed Sale

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32 Mas 3844	skrey Str	eet Traralgon VIC	Sold Price	\$188,000	Sold Date	29-Aug-19
่ 🛱 3	1	⇔ 2			Distance	0.31km



		per Stre	et Traralgon VIC	Sold Price	\$170,000 Sold Date	31-Oct-19
1 1 1	3844	1	ç⊋ 2		Distance	0.33km



1 Coop	er Stree	t Traralgon VIC 3844	Sold Price	\$155,000	Sold Date	17-May-19
= 3	1	⊜ 1			Distance	0.34km



	13 Murphy Crescent Traralgon VIC 3844		Sold Price	\$177,000	Sold Date	14-Nov-19	
Real Pro-	昌 3	1	⊜ 1			Distance	0.38km



2 Little Crescent Traralgon VIC 3844		Sold Price	\$168,000	Sold Date	19-Nov-19	
昌 3	1	⊜ 1			Distance	0.41km



21 Furlo 3844	onger St	reet Traralgon VIC	Sold Price	\$155,000	Sold Date	31-May-19
E 3	1	⇔1			Distance	0.51km

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36 Furlonger Street Traralgon VICSold Price\$180,000Sold Date10-Oct-193844

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Distance 0.52km

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