# 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

30 College Avenue 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	\$385,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$342,000	Property type		House		Suburb	Traralgon
Period-from	01 Apr 2020	to	31 Mar 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	
3 Miranda Court Traralgon VIC 3844	\$346,500	11-Feb-21	
6 Megan Place Traralgon VIC 3844	\$363,000	04-Jan-21	
11 Mapleson Drive Traralgon VIC 3844	\$405,000	09-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: 30 April 2021



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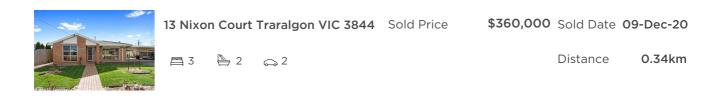


 6 Megan Place Traralgon VIC 3844
 Sold Price
 \$363,000
 Sold Date
 04-Jan-21

 □
 4
 □
 2
 □
 Distance
 0.18km



	11 Mapleson Drive Traralgon VIC 3844			Sold Price	\$405,000	Sold Date 09-Sep-20	
	<b>=</b> 4	2	ç⇒ 2			Distance	0.34km



RS = Recent sale UN = Undisclosed Sale

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