

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

175 Marshalls Road, Traralgon Vic 3844

Indicative selling price

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

Range between

\$720,000

&

\$790,000

Median sale price*

Median price

\$790,000

House

X

Unit

Suburb or locality

Traralgon

Period - From

05/01/2019

to

05/06/2019

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	15 Oxford PI TRARALGON 3844	\$790,000	09/04/2018
2	12 Rothbury PI TRARALGON 3844	\$760,000	31/05/2018
3	5 Macquarie PI TRARALGON 3844	\$715,000	29/05/2018

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 3 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

175 Marshalls Road, Traralgon Vic 3844

Elite
Women Real Estate

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Rooms:
Property Type: Land
Land Size: 21000 sqm approx
Agent Comments

Indicative Selling Price

\$720,000 - \$790,000

Median House Price *

05/01/2019 - 05/06/2019: \$790,000

* Agent calculated median based on 3 sales

Comparable Properties



15 Oxford PI TRARALGON 3844 (VG)

Agent Comments



Price: \$790,000
Method: Sale
Date: 09/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 899 sqm approx



12 Rothbury PI TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$760,000
Method: Private Sale
Date: 31/05/2018
Rooms: 7
Property Type: House
Land Size: 1580 sqm approx



5 Macquarie PI TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 29/05/2018
Rooms: 7
Property Type: House
Land Size: 1428 sqm approx