

Eva Davis 03 8802 4418 0401 579 383 eva@elite1.net.au

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						

Indicative selling price

For the meaning of	his price see	e consumer.vic	.gov.au/u	ınderquoting
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Range between \$720,000	&	\$790,000
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Median sale price*

Median price	\$790,000	Hou	se	(Unit		Suburb or locality	Traralgon
Period - From	05/01/2019	to	05/06/2	019		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.

Add	dress 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 Pl 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.

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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





Rooms:

Property Type: Land

Land Size: 21000 sqm approx

Agent Comments

Comparable Properties



15 Oxford PI TRARALGON 3844 (VG)





Price: \$790,000 Method: Sale Date: 09/04/2018

Rooms: -

Property Type: House (Res) Land Size: 899 sqm approx

Agent Comments

Agent Comments



12 Rothbury PI TRARALGON 3844 (REI/VG)







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)







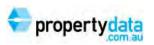
Price: \$715,000 Method: Private Sale Date: 29/05/2018

Rooms: 7

Property Type: House Land Size: 1428 sqm approx

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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.

Agent Comments

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