Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

| Property | offered | for | sale |
|-----------------|---------|-----|------|
| IIODGILV | Ullelea | 101 | Saic |

| Address Including suburb and postcode 19b Dooyork Crescent Traralgon Vic 3844 | ding suburb and | 19b Dooyork Crescent 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 | \$ 575,000 - | or range between | | & | |
|--------------|--------------|---|--|---|--|
|--------------|--------------|---|--|---|--|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$459,000 | Prop | erty type Other | | Suburb | Traralgon | |
|--------------|-------------|------|-----------------|------|--------|-----------|-----------|
| Period-from | 01 Nov 2021 | to | 31 Oct 2 | 2022 | 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.

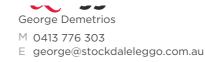
| Address of comparable property | Price | Date of sale |
|-------------------------------------|-----------|--------------|
| 3 CAGNEY COURT TRARALGON VIC 3844 | \$590,000 | 13-Sep-22 |
| 24 MCNULTY DRIVE TRARALGON VIC 3844 | \$515,000 | 15-Jan-22 |
| 8 MCNULTY DRIVE TRARALGON VIC 3844 | \$620,000 | 23-Sep-21 |

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: 16 November 2022







3 CAGNEY COURT TRARALGON VIC 3844

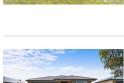
aa2

Sold Price

\$590,000 Sold Date 13-Sep-22

Distance

0.59km



24 MCNULTY DRIVE TRARALGON Sold Price

\$515,000 Sold Date **15-Jan-22**

VIC 3844

Distance

0.31km



8 MCNULTY DRIVE TRARALGON VIC 3844

Sold Price

\$620,000 Sold Date 23-Sep-21

■ 3

\$ 3

₾ 2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.