

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

4-6 Charles Street, Traralgon Vic 3844

Indicative selling price

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

Single price \$329,000

Median sale price

Median price \$309,800

House

X

Unit

Suburb or locality

Traralgon

Period - From 01/04/2019

to

30/06/2019

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	5 Canfield Cr TRARALGON 3844	\$349,000	13/06/2019
2	15 Blundell Ct TRARALGON 3844	\$325,000	18/07/2019
3	23 Hickox St TRARALGON 3844	\$274,000	04/07/2019

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$329,000
Median House Price
June quarter 2019: \$309,800

Comparable Properties



5 Canfield Cr TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$349,000
Method: Private Sale
Date: 13/06/2019
Rooms: 6
Property Type: House
Land Size: 857 sqm approx



15 Blundell Ct TRARALGON 3844 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 18/07/2019
Rooms: 6
Property Type: House
Land Size: 605 sqm approx



23 Hickox St TRARALGON 3844 (REI)

Agent Comments



Price: \$274,000
Method: Private Sale
Date: 04/07/2019
Rooms: 6
Property Type: House
Land Size: 658 sqm approx