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

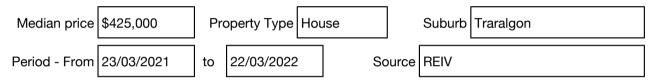
60 Allen Crescent, Traralgon Vic 3844

Indicative selling price

For the	meaning	of this	price see	consumer.vie	c.gov.au/	underquoting
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Single price \$319,000

Median sale price



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.

Add	dress of comparable property	Price	Date of sale
1	38 Stockdale Rd TRARALGON 3844	\$320,000	21/01/2022
2	8 Little Cr TRARALGON 3844	\$315,000	20/01/2022
3	15 Cooper St TRARALGON 3844	\$307,000	23/02/2022

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:

23/03/2022 12:13









Property Type: House (Previously Occupied - Detached) Land Size: 664.452 sqm approx Agent Comments

Indicative Selling Price \$319,000 **Median House Price** 23/03/2021 - 22/03/2022: \$425,000

Comparable Properties



38 Stockdale Rd TRARALGON 3844 (REI/VG) Agent Comments



Price: \$320,000 Method: Private Sale Date: 21/01/2022 Property Type: House Land Size: 670 sqm approx

8 Little Cr TRARALGON 3844 (REI/VG)

Agent Comments





Price: \$315,000 Method: Private Sale Date: 20/01/2022 Property Type: House Land Size: 534 sqm approx

15 Cooper St TRARALGON 3844 (REI)



Agent Comments



Price: \$307.000 Method: Private Sale Date: 23/02/2022 Property Type: House Land Size: 589 sqm approx

Account - Rennie Property Sales | P: 03 5133 7900 | F: 03 5133 9244





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