

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

22b Henry Street, Traralgon Vic 3844

Indicative selling price

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

Single price \$169,500

Median sale price

Median price \$205,000

Property Type Unit

Suburb Traralgon

Period - From 29/10/2018

to 28/10/2019

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 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
1	1/38 Campbell St TRARALGON 3844	\$180,000	13/04/2019
2	1/3 Leila St TRARALGON 3844	\$177,000	05/10/2018
3	3/74 Kay St TRARALGON 3844	\$170,000	19/05/2018

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 18 months.~~

This Statement of Information was prepared on:

29/10/2019 10:51



Property Type:
Agent Comments

Indicative Selling Price
\$169,500
Median Unit Price
29/10/2018 - 28/10/2019: \$205,000

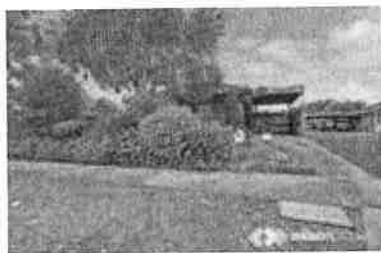
Comparable Properties

1/38 Campbell St TRARALGON 3844 (VG)

Agent Comments



Price: \$180,000
Method: Sale
Date: 13/04/2019
Property Type: House (Res)
Land Size: 228 sqm approx



1/3 Leila St TRARALGON 3844 (REI)

Agent Comments



Price: \$177,000
Method: Private Sale
Date: 05/10/2018
Rooms: 4
Property Type: Unit



3/74 Kay St TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$170,000
Method: Private Sale
Date: 19/05/2018
Rooms: 2
Property Type: Unit