### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	22b Henry Street, Traralgon Vic 3844
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Single price \$169,500

#### Median sale price

Median price \$20	95,000 Pi	roperty Type	Unit	Suburb	Traralgon
Period - From 29/	10/2018 to	28/10/2019	Source	ceREIV	

# 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.

29/10/2019 10:51







**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)

2

Price: \$180,000

Method: Sale Date: 13/04/2019 Property Type: House (Res)

Land Size: 228 sqm approx

**Agent Comments** 



1/3 Leila St TRARALGON 3844 (REI)

2





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

Property Type: Unit

**Agent Comments** 



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

1





Agent Comments

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

Property Type: Unit

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





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.