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 and postcode

14 Claremont Close 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	\$659,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$325,000	325,000 Property type		House		Suburb	Traralgon	
Period-from	01 Dec 2019	to	30 Nov 2	2020 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	
17 Notting Hill Traralgon VIC 3844	\$695,000	29-Aug-20	
37 Kenilworth Drive Traralgon VIC 3844	\$646,000	30-Jan-20	
11 Eton Avenue Traralgon VIC 3844	\$642,000	10-Jun-20	

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: 03 December 2020

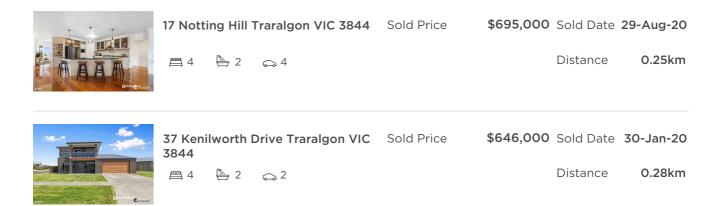


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11 Eton	Avenue	Traralgon VIC 3844	Sold Price	\$642,000	Sold Date	10-Jun-20
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RS = Recent sale UN = Undisclosed Sale

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