# 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

#### 17 CANFIELD CRESCENT 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	\$485,000	<del>or range</del> <del>between</del>		&			
Median sale price (*Delete house or unit as applicable)							

Median Price	\$430,000	Property type		House		Suburb	Traralgon
Period-from	01 Jul 2021	to	30 Jun 2	2022	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
45 CROSSS ROAD TRARALGON VIC 3844	\$499,000	24-Feb-22
29 DOYNE CRESCENT TRARALGON VIC 3844	\$485,000	02-May-22
7 CATHERINE COURT TRARALGON VIC 3844	\$484,000	23-Feb-22

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.

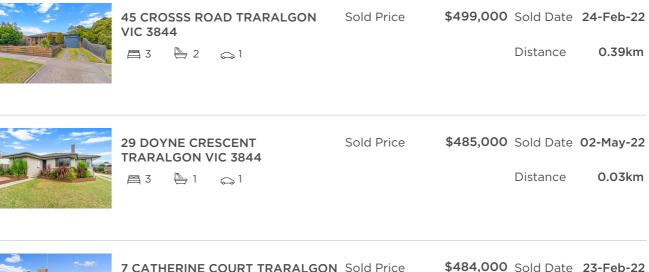
This Statement of Information was prepared on: 04 July 2022



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	7 CATH VIC 384		OURT T	RARALGON	\$484,000	Sold Date	23-Feb-22
	昌 3	1	<b>⊜</b> 2				Distance

RS = Recent sale UN = Undisclosed Sale

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