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

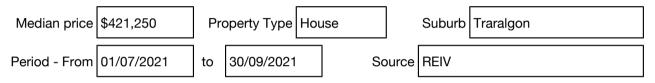
49 Bradman Boulevard, Traralgon Vic 3844

Indicative selling price

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Single price \$485,000

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.

Address of comparable property		Price	Date of sale
1	27 Tintern PI TRARALGON 3844	\$495,000	03/08/2021
2	1/103 Riverslea Blvd TRARALGON 3844	\$460,000	16/07/2021
3	118 Hammersmith Cirt TRARALGON 3844	\$450,000	27/09/2021

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:

15/10/2021 11:53



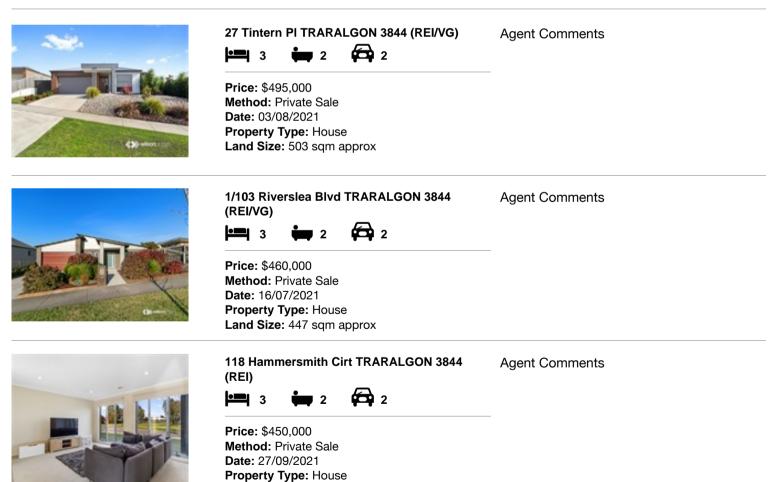






Property Type: House (Res) **Land Size:** 505 sqm approx Agent Comments Indicative Selling Price \$485,000 Median House Price September quarter 2021: \$421,250

Comparable Properties



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

Land Size: 509 sqm approx





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