

# 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	15 Saunders Crescent, Traralgon Vic 3844
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$195,000
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### Median sale price

Median price	\$289,500	House	X	Unit		Suburb or locality	Traralgon
Period - From	01/01/2018	to	31/03/2018	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 eighteen 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	28 Curran St TRARALGON 3844	\$198,000	27/03/2018
2	37 Lafayette St TRARALGON 3844	\$185,000	05/02/2018
3	16 Armstrong Ct TRARALGON 3844	\$180,000	30/04/2018

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 eighteen months.



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 775 sqm approx

Agent Comments

**Indicative Selling Price**

\$195,000

**Median House Price**

March quarter 2018: \$289,500

## Comparable Properties



**28 Curran St TRARALGON 3844 (REI)**

Agent Comments



**Price:** \$198,000

**Method:** Private Sale

**Date:** 27/03/2018

**Rooms:** 3

**Property Type:** House



**37 Lafayette St TRARALGON 3844 (REI)**

Agent Comments



**Price:** \$185,000

**Method:** Private Sale

**Date:** 05/02/2018

**Rooms:** -

**Property Type:** House (Res)



**16 Armstrong Ct TRARALGON 3844 (REI)**

Agent Comments



**Price:** \$180,000

**Method:** Private Sale

**Date:** 30/04/2018

**Rooms:** 5

**Property Type:** House

**Land Size:** 769 sqm approx