

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

12 Rangeview Drive 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

\$419,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,250

Property type

House

Suburb

Traralgon

Period-from

01 Dec 2020

to

30 Nov 2021

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

13 James Parade Traralgon VIC 3844	\$410,000	22-Jul-21
52 Swallow Grove Traralgon VIC 3844	\$417,250	13-Sep-21
12 Blundell Court Traralgon VIC 3844	\$420,000	13-Aug-21

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.~~

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**13 James Parade Traralgon VIC
3844**

3 1 6

Sold Price

\$410,000

Sold Date

22-Jul-21

Distance

0.48km



**52 Swallow Grove Traralgon VIC
3844**

3 1 1

Sold Price

\$417,250

Sold Date

13-Sep-21

Distance

0.74km



**12 Blundell Court Traralgon VIC
3844**

3 1 4

Sold Price

\$420,000

Sold Date

13-Aug-21

Distance

1.05km

RS = Recent sale

UN = Undisclosed Sale

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