

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

25 Greythorn Road 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

\$*

or range between

\$349,000

&

\$380,000

Median sale price

(*Delete house or unit as applicable)

Median price

281,500

*House

X

*Unit

Suburb

Traralgon

Period - From

July 2017

to

June 2018

Source

RP Data Pty Ltd trading as 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 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
7 Summerhill Road Traralgon Vic 3844	\$360,000	1/11/2017
9 Conway Court Traralgon Vic 3844	\$372,000	30/5/2018
18 Mitchell Drive Traralgon Vic 3844	\$380,000	18/1/2018

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



O'Brien Real Estate