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

25 Riverslea Boulevard 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	\$649,000	or range between	&	
			-	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$355,000	Prop	erty type House		Suburb	Traralgon		
Period-from	01 Jul 2020	to	30 Jun 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	
4 Avon Close Traralgon VIC 3844	\$640,000	05-Mar-21	
12 Nicholson Place Traralgon VIC 3844	\$636,000	29-Jun-20	
65 Riverslea Boulevard Traralgon VIC 3844	\$689,000	03-Feb-21	

OR

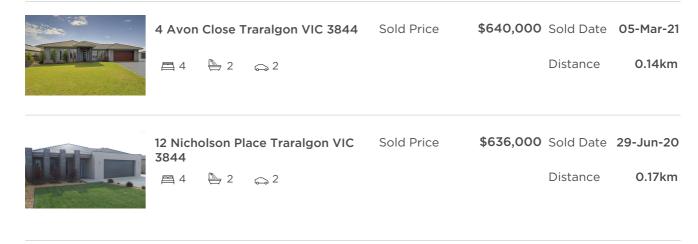
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 13 July 2021



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65 Riverslea Boulevard Traralgon VIC 3844		Sold Price	\$689,000	Sold Date	03-Feb-21	
₿ 3	2	\$ 4			Distance	0.42km

RS = Recent sale UN = Undisclosed Sale

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