

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

3 Theotera Place 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

\$147,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

Other

Suburb

Traralgon

Period-from

01 Jul 2019

to

30 Jun 2020

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

28 Chris Crescent Traralgon VIC 3844	\$144,000	15-Oct-19
17 Friesian Avenue Traralgon VIC 3844	\$145,275	26-Mar-20
5 Alanna Way Traralgon VIC 3844	\$146,000	01-Apr-20

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: 06 July 2020



28 Chris Crescent Traralgon VIC 3844

Sold Price

\$144,000

Sold Date

15-Oct-19

 3  2  -

Distance

0.04km



17 Friesian Avenue Traralgon VIC 3844

Sold Price

\$145,275

Sold Date

26-Mar-20

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Distance

3.66km



5 Alanna Way Traralgon VIC 3844

Sold Price

^{RS} **\$146,000**

Sold Date

01-Apr-20

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Distance

3.75km

RS = Recent sale

UN = Undisclosed Sale

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