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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Leinster Avenue Traralgon VIC 3844

 3  2  2

## Indicative Selling Price

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

Single Price \$415,000

## Median Sale Price




\$310,000 Houses in Traralgon between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic




## Comparable Property Sales

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.






**60 Donegal Avenue Traralgon VIC 3844** Sold Price **\$445,000** Sold Date **29-Mar-19**  
 3  2  2 Distance **0.21km**



**4 McNulty Drive Traralgon VIC 3844** Sold Price **\$397,500** Sold Date **08-Sep-18**  
 3  2  2 Distance **0.2km**



**3 Penny Court Traralgon VIC 3844** Sold Price **\$440,000** Sold Date **13-Mar-19**  
 3  2  2 Distance **0.32km**

RS = Recent sale UN = Undisclosed Sale

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