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

157 Crosss 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	\$750,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$390,000	Prop	erty type House		Suburb	Traralgon	
Period-from	01 Jan 2021	to	31 Dec 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	
9 Napier Place Traralgon VIC 3844	\$718,000	31-Oct-21	
125 Riverslea Boulevard Traralgon VIC 3844	\$762,000	17-May-21	
8 Eton Avenue Traralgon VIC 3844	\$730,000	09-Jun-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: 27 January 2022

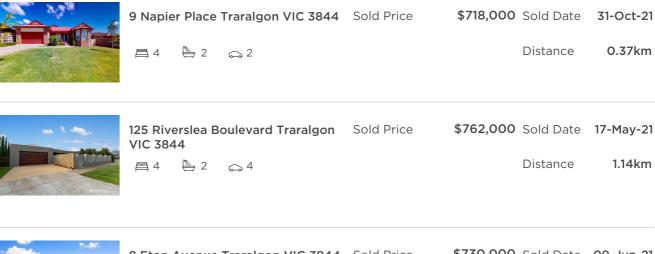


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8 Eton Avenue Traralgon VIC 3844	Sold Price	\$730,000	Sold Date	09-Jun-21
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RS = Recent sale UN = Undisclosed Sale

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