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

3B Dampier Close 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	\$495,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$360,000	Property type		House		Suburb	Traralgon
Period-from	01 Sep 2020	to	31 Aug 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	
2 Jersey Street Traralgon VIC 3844	\$485,000	15-Jun-20	
30 Sundale Road Traralgon VIC 3844	\$492,000	30-Mar-21	
9 Wyndham Court Traralgon VIC 3844	\$500,001	26-Aug-20	

OR

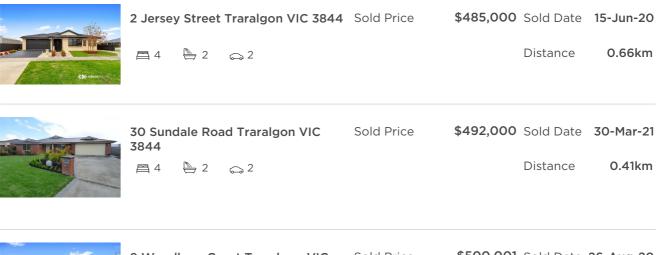
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 September 2021



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9 Wyndham Court Traralgon VIC 3844		Sold Price	\$500,001	Sold Date	26-Aug-20	
	2	ç 2			Distance	0.21km

RS = Recent sale UN = Undisclosed Sale

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