

## 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 or  
locality and postcode

3 Poplar Avenue, Traralgon Vic 3844

### Indicative selling price

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

Single price \$390,000

### Median sale price

Median price \$362,000

Property Type House

Suburb Traralgon

Period - From 01/07/2020

to 30/09/2020

Source REIV

### 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
1	5 Elise Tce TRARALGON 3844	\$416,000	13/11/2020
2	3 Highfield Ct TRARALGON 3844	\$405,001	11/11/2020
3	4 Glenview Dr TRARALGON 3844	\$390,000	01/12/2020

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:

07/12/2020 13:30

3 Poplar Avenue, Traralgon Vic 3844

**RENNIE**  
PROPERTY SALES



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$390,000  
**Median House Price**  
September quarter 2020: \$362,000

## Comparable Properties



**5 Elise Tce TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$416,000  
**Method:** Private Sale  
**Date:** 13/11/2020  
**Property Type:** House  
**Land Size:** 505 sqm approx



**3 Highfield Ct TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$405,001  
**Method:** Private Sale  
**Date:** 11/11/2020  
**Property Type:** House (Res)  
**Land Size:** 826 sqm approx



**4 Glenview Dr TRARALGON 3844 (REI)**

**Agent Comments**



**Price:** \$390,000  
**Method:** Private Sale  
**Date:** 01/12/2020  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 652 sqm approx