# 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

8 Holden Crescent 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	\$325,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$320,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Jun 2019	to	31 May 2	2020	20 Source Core		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	
11 Blundell Court Traralgon VIC 3844	\$320,000	26-Jul-19
49 Crosss Road Traralgon VIC 3844	\$325,000	10-Sep-19
67 Grubb Avenue Traralgon VIC 3844	\$325,000	07-Oct-19

#### OR

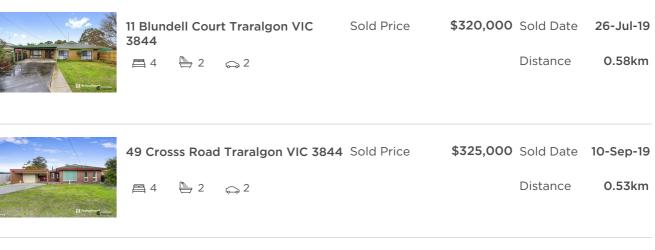
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22 June 2020



consumer.vic.gov.au







67 Grubb Avenue Traralgon VIC 3844		Sold Price	Sold Date	07-Oct-19	
	2 🚔	⇔ 2		Distance	0.64km

#### RS = Recent sale UN = Undisclosed Sale

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