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

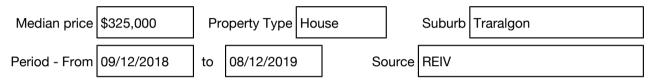
31 Allen Crescent, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$199,000

Median sale price



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	114 Gordon St TRARALGON 3844	\$207,000	19/07/2019
2	17 Newman Cr TRARALGON 3844	\$195,000	29/09/2019
3	9 Cumberland St TRARALGON 3844	\$195,000	23/08/2019

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:

09/12/2019 14:11

