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

19 Bushfield Court Traralgon East 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	\$599,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$565,000	Prop	Property type		House	Suburb	Traralgon East	
Period-from	01 Jul 2020	to	30 Jun 2) Jun 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	
1 Fairway Drive Traralgon VIC 3844	\$587,000	01-Oct-20	
15 Nicholson Place Traralgon VIC 3844	\$589,000	19-Feb-21	
8 Armagh Court Traralgon VIC 3844	\$588,000	23-Oct-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: 15 July 2021

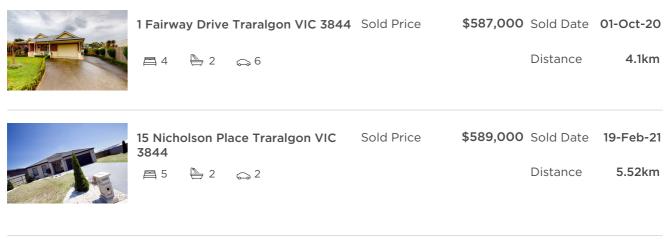


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8 Armagh Court Traralgon VIC 3844		Sold Price	\$588,000	Sold Date	23-Oct-20	
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RS = Recent sale UN = Undisclosed Sale

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