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

2 Armstrong Court 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	\$294,000	or range between	&	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$324,000	Property type		House		Suburb	Traralgon	
Period-from	01 Oct 2019	to	30 Sep 2020		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	
4 Stagg Street Traralgon VIC 3844	\$289,000	07-Aug-20	
172 Princes Street Traralgon VIC 3844	\$290,000	24-Dec-19	
3 Washington Street Traralgon VIC 3844	\$270,000	05-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.

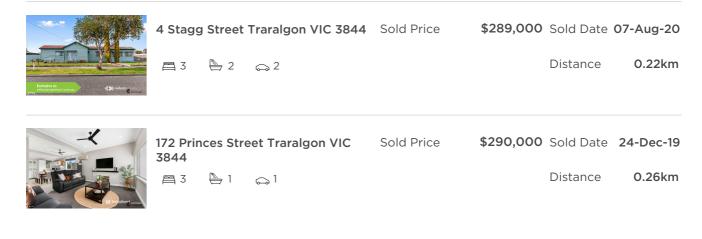
This Statement of Information was prepared on: 28 October 2020



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3 Wash 3844	ington S	Street Traralgon VIC	Sold Price	^{RS} \$270,000 ^{UN}	Sold Date	05-Oct-20
昌 3	1	⇔ 1			Distance	0.34km

RS = Recent sale UN = Undisclosed Sale

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