

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

3 Farmer 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

\$275,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,000

Property type

House

Suburb

Traralgon

Period-from

01 Oct 2018

to

30 Sep 2019

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

5 Farmer Crescent Traralgon VIC 3844	\$265,000	02-Feb-19
4 Farmer Crescent Traralgon VIC 3844	\$284,000	16-Nov-18
108 Gordon Street Traralgon VIC 3844	\$255,000	21-Aug-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: 17 October 2019

**5 Farmer Crescent Traralgon VIC
3844**Sold Price **\$265,000** Sold Date **02-Feb-19**

3 1 3

Distance **0.02km****Notes from your agent**

Taste-fully improved throughout. 3 great size bedrooms. Near new kitchen and appliances. Cozy lounge. 6m x 9m shed with a pot belly & adjoining carport.

**4 Farmer Crescent Traralgon VIC
3844**Sold Price **\$284,000** Sold Date **16-Nov-18**

3 1 1

Distance **0.04km****Notes from your agent**

Renovated 3 bedroom home plus bungalow. 2 split systems a/c. Gas central heating. Private decking. Single garage and double carport.

**108 Gordon Street Traralgon VIC
3844**Sold Price **\$255,000** Sold Date **21-Aug-19**

3 1 1

Distance **0.4km****Notes from your agent**

Updated 3 bedroom home. Fully updated kitchen with loads of storage space. Spacious living room. Neat bathroom. Enclosed rear yard. Undercover entertainment area. Extra large Steele garage/workshop + carport.

RS = Recent sale

UN = Undisclosed Sale

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