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	$339,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$340,000	Property type	House	Suburb	Traralgon
Period-from	01 Mar 2020	to	28 Feb 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
28 Chenhall Crescent Traralgon VIC 3844	$340,500	03-Feb-21
3 Pax Road Traralgon VIC 3844	$331,700	25-Mar-21
8 Doyne Crescent Traralgon VIC 3844	$325,000	02-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.~~

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ONE AGENCY LATROBE VALLEY
Anthony Bloomfield
M 0455 303 750
E anthony@oneagencylv.com.au



28 Chenhall Crescent Traralgon VIC 3844

3 1 4

Sold Price **$340,500** Sold Date **03-Feb-21**

Distance **0.39km**



3 Pax Road Traralgon VIC 3844

3 1 2

Sold Price RS **$331,700** Sold Date **25-Mar-21**

Distance **0.68km**



8 Doyne Crescent Traralgon VIC 3844

3 1 5

Sold Price **$325,000** Sold Date **02-Oct-20**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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