

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Lots 132-133-134 George Albert Drive Traralgon 3844 -Silverwood Traralgon Development

Including suburb or
locality and postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$269000 or range between \$* & \$

Median sale price

Median price \$191750 Property Type Land Suburb or Locality Traralgon

Period - From 1st October 2020 to 30th September 2021 Source Pricefinder

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 LOT 266, 8 BOSTON BOULEVARD, TRARALGON	\$295000	27/05/2021
2 Lot 120 Astoria Park, Traralgon, Vic 3844	\$279000	21/10/2021
3 Lot 48 Astoria Park, Traralgon, Vic 3844	\$275000	30/09/2021

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: 03/11/2021