

Statement of Information

Sections 47AF of the *Estate Agents Act 1980*



Property offered for sale

Address **1/46 Donegal Ave, Traralgon VIC 3844**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$245,000

&

\$270,000

Median sale price

Median price **\$195,000**

House **X**

Suburb **Traralgon Vic 3844**

Period - From **07/06/2017**

to **22/05/2018**

Source **CoreLogic RP Data**

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 18 Roscommon Drive, Traralgon Vic 3844	\$ 287,500	29 Mar 2018
2. 1/17 Bank Street, Traralgon Vic 3844	\$ 280,000	10 Jan 2018
3. 17 Northcote Street, Traralgon Vic 3844	\$ 240,000	11 Jan 2018

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale. It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/land/channel/content/address/search before being entered in this Statement of Information.