

## 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

20 HAMMERSMITH CIRCUIT TRARALGON VIC 3844

### Indicative selling price

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

Single Price

\$622,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2021

to

28 Feb 2022

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

35 CHRISTIAN RISE TRARALGON VIC 3844	\$635,000	08-Mar-22
25 THE AVENUE TRARALGON VIC 3844	\$650,000	22-Nov-21
17 CAMBRIDGE WAY TRARALGON VIC 3844	\$625,000	17-Oct-21

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: 23 March 2022



**35 CHRISTIAN RISE TRARALGON VIC 3844**

4 2 4

Sold Price

<sup>RS</sup> **\$635,000** Sold Date **08-Mar-22**

Distance **0.72km**



**25 THE AVENUE TRARALGON VIC 3844**

3 2 4

Sold Price

**\$650,000** Sold Date **22-Nov-21**

Distance **0.36km**



**17 CAMBRIDGE WAY TRARALGON VIC 3844**

4 2 2

Sold Price

**\$625,000** Sold Date **17-Oct-21**

Distance **0.4km**



**28 SUMMERHILL ROAD TRARALGON VIC 3844**

3 2 2

Sold Price

<sup>RS</sup> **\$560,000** Sold Date **07-Mar-22**

Distance **0.19km**



**2 BLANCK GROVE TRARALGON VIC 3844**

3 2 2

Sold Price

**\$569,000** Sold Date **15-Nov-21**

Distance **1.01km**



**19 GREYTHORN ROAD TRARALGON VIC 3844**

4 2 2

Sold Price

**\$555,500** Sold Date **01-Dec-21**

Distance **0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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**12 COLUMBIA CRESCENT  
TRARALGON VIC 3844**

4 2 2

Sold Price **\$570,000** Sold Date **10-Nov-21**

Distance **0.52km**



**12 SHERWOOD COURT  
TRARALGON VIC 3844**

5 2 3

Sold Price **\$648,000** Sold Date **21-Oct-21**

Distance **1.98km**

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

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