

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

31 Marie Street 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

\$388,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Traralgon

Period-from

01 Jul 2019

to

30 Jun 2020

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

22 Marie Street Traralgon VIC 3844	\$319,000	06-Feb-20
2 Ethel Street Traralgon VIC 3844	\$443,000	21-Feb-20
44 Francis Street Traralgon VIC 3844	\$315,000	17-Mar-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.~~

This Statement of Information was prepared on: 31 July 2020



22 Marie Street Traralgon VIC 3844 Sold Price **\$319,000** Sold Date **06-Feb-20**
 Distance **0.11km**

3 1 1



2 Ethel Street Traralgon VIC 3844 Sold Price **\$443,000** Sold Date **21-Feb-20**
 Distance **0.58km**

3 1 2



44 Francis Street Traralgon VIC 3844 Sold Price **\$315,000** Sold Date **17-Mar-20**
 Distance **0.2km**

3 1 1



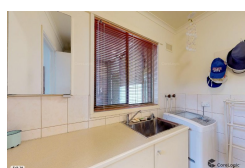
8-10 Marie Street Traralgon VIC 3844 Sold Price **\$262,000** Sold Date **14-Feb-20**
 Distance **0.23km**

2 1 2



3 Bennett Court Traralgon VIC 3844 Sold Price **\$320,000** Sold Date **02-Jun-20**
 Distance **0.26km**

4 2 2



16 Elliott Street Traralgon VIC 3844 Sold Price Sold Date **12-Feb-20**
 Distance **0.28km**

4 2 4

RS = Recent sale UN = Undisclosed Sale

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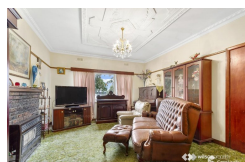
39 Hickox Street Traralgon VIC 3844

2 1 4

Sold Price

- Sold Date **31-Mar-20**

Distance **0.36km**



53 Bank Street Traralgon VIC 3844

3 1 2

Sold Price

^{RS} **\$225,000** Sold Date **16-Jul-20**

Distance **0.44km**



1 Hill Court Traralgon VIC 3844

3 1 1

Sold Price

\$255,000 Sold Date **26-Mar-20**

Distance **0.5km**



1 Loch Park Road Traralgon VIC 3844

3 1 1

Sold Price

\$230,000 Sold Date **21-Jan-20**

Distance **0.5km**



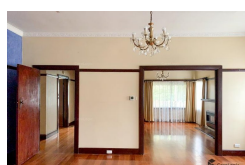
4 Mervyn Street Traralgon VIC 3844

3 1 2

Sold Price

\$310,000 Sold Date **05-Mar-20**

Distance **0.52km**



100 Princes Street Traralgon VIC 3844

3 1 2

Sold Price

\$260,000 Sold Date **20-May-20**

Distance **0.6km**

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18 Loch Park Road Traralgon VIC 3844

Sold Price

^{RS}

\$580,000

Sold Date

19-Jun-20



3



2



2

Distance

0.69km



20 Loch Park Road Traralgon VIC 3844

Sold Price

\$630,000

Sold Date

24-Mar-20



3



-



-

Distance

0.71km

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UN = Undisclosed Sale

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