

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

61 Newman 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

\$198,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$310,000

Property type

House

Suburb

Traralgon

Period-from

01 Sep 2018

to

31 Aug 2019

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

19 Lyndon Crescent Traralgon VIC 3844	\$218,000	20-Jun-18
67 Newman Crescent Traralgon VIC 3844	\$166,000	03-Sep-18
69 Newman Crescent Traralgon VIC 3844	\$180,000	25-Feb-19

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: 30 September 2019



19 Lyndon Crescent Traralgon VIC 3844

3 1 2

Sold Price

\$218,000

Sold Date

20-Jun-18

Distance

0.07km



67 Newman Crescent Traralgon VIC 3844

3 1 2

Sold Price

\$166,000

Sold Date

03-Sep-18

Distance

0.05km



69 Newman Crescent Traralgon VIC 3844

3 1 3

Sold Price

\$180,000

Sold Date

25-Feb-19

Distance

0.08km



17 Lyndon Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$155,000

Sold Date

02-Feb-19

Distance

0.08km



15 Lyndon Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$150,000

Sold Date

21-Mar-19

Distance

0.09km



4 Lyndon Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$175,000

Sold Date

26-Sep-18

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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18 Hyland Street Traralgon VIC 3844

3 1 2

Sold Price

\$165,000

Sold Date

27-Sep-18

Distance

0.22km



64 Allen Crescent Traralgon VIC 3844

3 1 2

Sold Price

\$162,000

Sold Date

03-Nov-18

Distance

0.22km



158 Shakespeare Street Traralgon VIC 3844

3 1 1

Sold Price

\$149,000

Sold Date

15-Jan-19

Distance

0.26km



7 McNairn Road Traralgon VIC 3844

3 1 3

Sold Price

\$145,000

Sold Date

07-Sep-18

Distance

0.26km



11 Allen Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$172,000

Sold Date

04-Feb-19

Distance

0.27km



3 McNairn Road Traralgon VIC 3844

3 1 1

Sold Price

\$140,000

Sold Date

01-Jan-19

Distance

0.29km

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2 Hyland Street Traralgon VIC 3844 Sold Price **\$170,000** Sold Date **27-May-19**
Distance **0.33km**

3 1 1



1 Hyland Street Traralgon VIC 3844 Sold Price **\$169,000** Sold Date **29-May-19**
Distance **0.34km**

3 1 2



134 Shakespeare Street Traralgon VIC 3844 Sold Price **\$147,500** Sold Date **04-Sep-18**
Distance **0.35km**

3 1 1



16 Riley Street Traralgon VIC 3844 Sold Price **\$161,000** Sold Date **07-Oct-18**
Distance **0.36km**

2 1 2



3 Chester Close Traralgon VIC 3844 Sold Price **\$250,000** Sold Date **01-Feb-19**
Distance **0.36km**

2 1 1



2/14 Patrobas Court Traralgon VIC 3844 Sold Price **\$228,000** Sold Date **07-Sep-18**
Distance **0.42km**

2 1 1

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UN = Undisclosed Sale

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25 Newman Crescent Traralgon VIC 3844 Sold Price **\$175,000** Sold Date **16-Jan-19**

2 1 4

Distance **0.42km**



7 Murphy Crescent Traralgon VIC 3844 Sold Price **\$205,000** Sold Date **03-Oct-18**

4 1 3

Distance **0.42km**

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