

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

142 Ellavale Drive Traralgon East 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

House

Suburb

Traralgon East

Period-from

01 May 2019

to

30 Apr 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

1 Ashleigh Place Traralgon East VIC 3844	\$342,000	29-Aug-19
5 Ashleigh Place Traralgon East VIC 3844	-	29-Nov-19
16 Kangaroo Grass Rise Traralgon East VIC 3844	\$360,000	01-May-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: 08 May 2020



1 Ashleigh Place Traralgon East VIC 3844 Sold Price **\$342,000** Sold Date **29-Aug-19**

 3  2  2

Distance **0.02km**



5 Ashleigh Place Traralgon East VIC 3844 Sold Price - Sold Date **29-Nov-19**

 3  2  2

Distance **0.08km**



16 Kangaroo Grass Rise Traralgon East VIC 3844 Sold Price ^{RS} **\$360,000** Sold Date **01-May-20**

 3  2  2

Distance **0.15km**



8 Saxby Court Traralgon East VIC 3844 Sold Price **\$415,000** Sold Date **16-Apr-19**

 4  2  4

Distance **1.3km**

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

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