

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

13 Nicholson Place 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

\$558,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Traralgon

Period-from

01 Sep 2019

to

31 Aug 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

7 Avon Close Traralgon VIC 3844	\$615,000	06-Jan-20
56 Graduate Place Traralgon VIC 3844	\$575,000	03-Feb-20
36 Graduate Place Traralgon VIC 3844	\$540,000	30-Aug-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: 29 September 2020



7 Avon Close Traralgon VIC 3844

Sold Price

\$615,000

Sold Date **06-Jan-20**

3 2 5

Distance **0.13km**



56 Graduate Place Traralgon VIC 3844

Sold Price

\$575,000

Sold Date **03-Feb-20**

4 2 2

Distance **0.42km**



36 Graduate Place Traralgon VIC 3844

Sold Price

\$540,000

Sold Date **30-Aug-19**

5 2 2

Distance **0.57km**



68 Riverslea Boulevard Traralgon VIC 3844

Sold Price

\$635,000

Sold Date **07-May-20**

3 2 2

Distance **0.28km**



46 Independent Way Traralgon VIC 3844

Sold Price

\$600,000

Sold Date **16-Aug-19**

4 2 3

Distance **0.41km**



7 Springfield Court Traralgon VIC 3844

Sold Price

\$618,000

Sold Date **10-Oct-19**

5 3 2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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29 Grammar Drive Traralgon VIC 3844

4 2 4

Sold Price

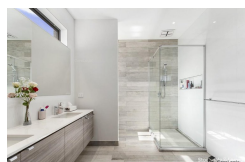
\$540,000

Sold Date

14-Jul-19

Distance

0.65km



152 Crosss Road Traralgon VIC 3844

4 2 2

Sold Price

\$560,000

Sold Date

14-Mar-20

Distance

0.72km



8 Ellenbrae Court Traralgon VIC 3844

3 2 2

Sold Price

\$526,000

Sold Date

27-Feb-20

Distance

0.9km



172 Crosss Road Traralgon VIC 3844

4 2 3

Sold Price

\$560,000

Sold Date

11-Nov-19

Distance

0.96km



5 Durack Place Traralgon VIC 3844

4 2 4

Sold Price

\$539,000

Sold Date

22-Oct-19

Distance

0.99km



19 Balmoral Place Traralgon VIC 3844

4 2 2

Sold Price

\$535,000

Sold Date

15-Jul-19

Distance

1.08km

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18 Tintern Place Traralgon VIC 3844 Sold Price **\$520,000** Sold Date **18-Oct-19**
Distance **1.19km**

4 2 4



39 St Georges Road Traralgon VIC 3844 Sold Price **\$534,000** Sold Date **25-Jun-19**
Distance **1.35km**

4 2 2



16 Alexandra Avenue Traralgon VIC 3844 Sold Price **\$538,000** Sold Date **31-Mar-20**
Distance **1.43km**

- - 3



37 Kenilworth Drive Traralgon VIC 3844 Sold Price **\$646,000** Sold Date **30-Jan-20**
Distance **1.51km**

4 2 2



30 Mark Drive Traralgon VIC 3844 Sold Price **\$665,000** Sold Date **18-Feb-20**
Distance **1.52km**

3 2 4



6 Claremont Close Traralgon VIC 3844 Sold Price **\$640,000** Sold Date **09-Sep-19**
Distance **1.53km**

4 2 6

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**7 Willis Crescent Traralgon VIC
3844**

 4  2  7

Sold Price

\$552,500

Sold Date

23-Dec-19

Distance

1.56km

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