

## 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

29 Stockdale Road 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

\$378,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$340,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2020

to

28 Feb 2021

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

18 Brown Street Traralgon VIC 3844	\$360,000	08-Oct-20
38 Doyne Crescent Traralgon VIC 3844	\$375,000	19-Nov-20
5 James Parade Traralgon VIC 3844	\$365,000	03-Dec-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: 18 March 2021



**18 Brown Street Traralgon VIC 3844** Sold Price **\$360,000** Sold Date **08-Oct-20**

4 2 4

Distance **0.28km**



**38 Doyne Crescent Traralgon VIC 3844** Sold Price **\$375,000** Sold Date **19-Nov-20**

- 2 2

Distance **0.34km**



**5 James Parade Traralgon VIC 3844** Sold Price **\$365,000** Sold Date **03-Dec-20**

3 1 2

Distance **0.53km**



**8 Doyne Crescent Traralgon VIC 3844** Sold Price **\$325,000** Sold Date **02-Oct-20**

3 1 5

Distance **0.07km**



**107 Gordon Street Traralgon VIC 3844** Sold Price <sup>RS</sup> **\$550,000** <sup>UN</sup> Sold Date **05-Mar-21**

4 3 4

Distance **0.17km**



**114 Gordon Street Traralgon VIC 3844** Sold Price <sup>RS</sup> **\$310,000** Sold Date **12-Jan-21**

- - 1

Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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**24 Doyne Crescent Traralgon VIC 3844**

Sold Price **\$310,000** Sold Date **23-Dec-20**

3 1 1

Distance **0.2km**



**135 Gordon Street Traralgon VIC 3844**

Sold Price **\$312,000** Sold Date **02-Nov-20**

2 1 1

Distance **0.24km**



**7 Wallace Court Traralgon VIC 3844**

Sold Price **\$348,000** Sold Date **07-Dec-20**

3 1 2

Distance **0.25km**



**16 Brown Street Traralgon VIC 3844**

Sold Price **\$285,000** Sold Date **15-Dec-20**

3 1 2

Distance **0.29km**

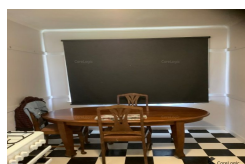


**93 Gordon Street Traralgon VIC 3844**

Sold Price **\$275,000** Sold Date **16-Jan-21**

2 1 1

Distance **0.31km**



**7 Brown Street Traralgon VIC 3844**

Sold Price <sup>RS</sup> **\$250,000** <sup>UN</sup> Sold Date **01-Mar-21**

2 1 2

Distance **0.34km**

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**37 Gilmour Street Traralgon VIC 3844**

Sold Price **\$319,000** Sold Date **25-Nov-20**

3 1 -

Distance **0.35km**



**5 Saville Court Traralgon VIC 3844**

Sold Price **\$480,000** Sold Date **19-Nov-20**

4 2 2

Distance **0.35km**



**24 Canfield Crescent Traralgon VIC 3844**

Sold Price **\$328,000** Sold Date **16-Dec-20**

3 1 2

Distance **0.36km**



**88 Gordon Street Traralgon VIC 3844**

Sold Price **\$230,000** Sold Date **18-Oct-20**

3 1 1

Distance **0.38km**



**28 Chenhall Crescent Traralgon VIC 3844**

Sold Price **\$340,500** Sold Date **03-Feb-21**

3 1 4

Distance **0.41km**



**3 Barker Crescent Traralgon VIC 3844**

Sold Price **\$150,000** Sold Date **16-Nov-20**

2 1 1

Distance **0.41km**

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**43 Gilmour Street Traralgon VIC 3844**

Sold Price **\$356,000** Sold Date **17-Dec-20**

- 1 3

Distance **0.41km**



**17 Gilwell Avenue Traralgon VIC 3844**

Sold Price **\$270,000** Sold Date **06-Oct-20**

3 1 1

Distance **0.48km**



**129 Kay Street Traralgon VIC 3844**

Sold Price **\$342,000** Sold Date **26-Oct-20**

4 1 4

Distance **0.67km**



**5 Doherty Court Traralgon VIC 3844**

Sold Price **\$295,000** Sold Date **23-Dec-20**

2 1 4

Distance **0.67km**

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