

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

4 Milburn Court 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

House

Suburb

Traralgon East

Period-from

01 Jan 2020

to

31 Dec 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

6 Birkley Court Traralgon East VIC 3844	\$540,000	30-Dec-19
2 Winston Court Traralgon East VIC 3844	\$540,000	17-Aug-20
87 Ellavale Drive Traralgon East VIC 3844	\$508,000	02-Oct-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: 27 January 2021



6 Birkley Court Traralgon East VIC 3844

Sold Price

\$540,000

Sold Date

30-Dec-19

4 2 4

Distance

0.14km



2 Winston Court Traralgon East VIC 3844

Sold Price

Sold Date

17-Aug-20

4 2 2

Distance

0.23km



87 Ellavale Drive Traralgon East VIC 3844

Sold Price

\$508,000

Sold Date

02-Oct-20

4 2 2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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