

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

1 Hill Court 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

\$308,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$308,000

Property type

House

Suburb

Traralgon

Period-from

01 Oct 2018

to

30 Sep 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

104 Princes Street Traralgon VIC 3844	\$280,000	19-Jun-19
23 Bank Street Traralgon VIC 3844	\$287,000	21-Nov-18
2/17 Bank Street Traralgon VIC 3844	\$265,000	16-Oct-18

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: 21 October 2019



104 Princes Street Traralgon VIC 3844

Sold Price **\$280,000** Sold Date **19-Jun-19**

3 1 1

Distance **0.13km**



23 Bank Street Traralgon VIC 3844

Sold Price **\$287,000** Sold Date **21-Nov-18**

3 1 1

Distance **0.14km**



2/17 Bank Street Traralgon VIC 3844

Sold Price **\$265,000** Sold Date **16-Oct-18**

3 2 2

Distance **0.15km**



6 Garibaldi Street Traralgon VIC 3844

Sold Price **\$325,000** Sold Date **07-Mar-19**

3 1 1

Distance **0.19km**



1A Roseneath Street Traralgon VIC 3844

Sold Price **\$282,500** Sold Date **04-Nov-18**

3 1 1

Distance **0.25km**



28 Loch Park Road Traralgon VIC 3844

Sold Price **\$345,000** Sold Date **22-Jul-18**

3 1 5

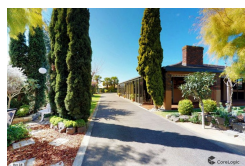
Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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12 Row Street Traralgon VIC 3844 Sold Price **\$360,000** Sold Date **09-Apr-19**
Distance **0.28km**

3 2 3



21 Garibaldi Street Traralgon VIC 3844 Sold Price **\$260,000** Sold Date **29-Jun-18**
Distance **0.28km**

3 1 2



5 Stoddart Avenue Traralgon VIC 3844 Sold Price **\$275,000** Sold Date **19-Jun-19**
Distance **0.3km**

4 2 2



20 Garibaldi Street Traralgon VIC 3844 Sold Price **\$270,000** Sold Date **29-May-18**
Distance **0.31km**

3 2 2



7 Wood Court Traralgon VIC 3844 Sold Price **\$320,000** Sold Date **24-Aug-19**
Distance **0.33km**

3 1 3



45 Henry Street Traralgon VIC 3844 Sold Price **\$362,500** Sold Date **03-Jul-19**
Distance **0.35km**

3 2 2

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5 Wood Court Traralgon VIC 3844 Sold Price **\$250,000** Sold Date **04-May-18**
 Distance **0.35km**

3 1 2



12 Leila Street Traralgon VIC 3844 Sold Price **\$320,000** Sold Date **05-Aug-19**
 Distance **0.36km**

4 1 2



19 Hyde Park Road Traralgon VIC 3844 Sold Price **\$254,000** Sold Date **22-Nov-18**
 Distance **0.36km**

3 1 3



21 Francis Street Traralgon VIC 3844 Sold Price **\$287,500** Sold Date **30-May-19**
 Distance **0.37km**

3 1 1



2 Hill Court Traralgon VIC 3844 Sold Price **\$330,000** Sold Date **03-Jul-18**
 Distance **0.03km**

3 1 5

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