

## 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 DOYNE CRESCENT 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

\$488,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Traralgon

Period-from

01 Apr 2021

to

31 Mar 2022

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

40 DOYNE CRESCENT TRARALGON VIC 3844	\$488,000	18-Oct-21
6 LINDSAY COURT TRARALGON VIC 3844	\$470,000	06-Jan-22
19 CUMBERLAND STREET TRARALGON VIC 3844	\$470,000	27-Oct-21

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: 14 April 2022



**40 DOYNE CRESCENT  
TRARALGON VIC 3844**

4 2 2

Sold Price **\$488,000** Sold Date **18-Oct-21**

Distance **0.05km**



**6 LINDSAY COURT TRARALGON  
VIC 3844**

3 1 1

Sold Price **\$470,000** Sold Date **06-Jan-22**

Distance **0.9km**



**19 CUMBERLAND STREET  
TRARALGON VIC 3844**

3 1 2

Sold Price Sold Date **27-Oct-21**

Distance **0.77km**



**1 KAITLYN COURT TRARALGON  
VIC 3844**

3 2 2

Sold Price **\$480,000** Sold Date **16-Dec-21**

Distance **0.36km**



**134 GREY STREET TRARALGON  
VIC 3844**

3 1 1

Sold Price **\$479,000** Sold Date **09-Feb-22**

Distance **0.63km**



**45 CROSS ROAD TRARALGON  
VIC 3844**

3 2 1

Sold Price <sup>RS</sup> **\$499,000** Sold Date **14-Mar-22**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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**90 GRUBB AVENUE TRARALGON VIC 3844**

4 2 2

Sold Price **\$455,000** Sold Date **06-Nov-21**

Distance **0.59km**



**28 CANFIELD CRESCENT TRARALGON VIC 3844**

3 1 4

Sold Price <sup>RS</sup> **\$445,000** Sold Date **17-Feb-22**

Distance **0.12km**



**54A WIRILDA CRESCENT TRARALGON VIC 3844**

3 2 2

Sold Price **\$461,000** Sold Date **15-Nov-21**

Distance **-**



**1 PATRICIA COURT TRARALGON VIC 3844**

3 2 2

Sold Price **\$425,000** Sold Date **24-Nov-21**

Distance **0.45km**



**10 RANGEVIEW DRIVE TRARALGON VIC 3844**

3 1 1

Sold Price **\$455,000** Sold Date **07-Dec-21**

Distance **0.79km**



**10 DAWN GROVE TRARALGON VIC 3844**

3 2 2

Sold Price **\$480,000** Sold Date **29-Nov-21**

Distance **-**

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**7 MCMILLAN STREET TRARALGON VIC 3844** Sold Price **\$459,000** Sold Date **22-Feb-22**

3 2 - Distance -



**4 STEELE COURT TRARALGON VIC 3844** Sold Price **\$425,000** Sold Date **06-Oct-21**

2 1 3 Distance -



**5 LINDSAY COURT TRARALGON VIC 3844** Sold Price **\$470,000** Sold Date **06-Jan-22**

3 1 4 Distance **0.9km**



**17 OSBORNE STREET TRARALGON VIC 3844** Sold Price <sup>RS</sup> **\$420,000** Sold Date **24-Mar-22**

3 1 3 Distance -



**39 CROSS ROAD TRARALGON VIC 3844** Sold Price **\$457,500** Sold Date **12-Nov-21**

5 2 1 Distance **0.36km**



**37 STOCKDALE ROAD TRARALGON VIC 3844** Sold Price <sup>RS</sup> **\$420,000** Sold Date **09-Mar-22**

3 1 1 Distance **0.26km**

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**7 CATHERINE COURT TRARALGON VIC 3844** Sold Price **\$484,000** Sold Date **23-Feb-22**  
 Distance **0.31km**

3 1 2



**7 GREENVALLEY COURT TRARALGON VIC 3844** Sold Price **\$491,000** Sold Date **02-Dec-21**  
 Distance **0.56km**

4 2 2



**5 GRANT COURT TRARALGON VIC 3844** Sold Price **\$465,000** Sold Date **15-Dec-21**  
 Distance **0.87km**

3 1 1



**17 GILLIES CRESCENT TRARALGON VIC 3844** Sold Price **\$420,000** Sold Date **04-Oct-21**  
 Distance -

3 1 1



**164 KAY STREET TRARALGON VIC 3844** Sold Price **\$485,000** Sold Date **02-Feb-22**  
 Distance -

3 2 -



**88 BREED STREET TRARALGON VIC 3844** Sold Price **\$465,000** Sold Date **09-Dec-21**  
 Distance -

3 1 1

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**27 GILLIES CRESCENT  
TRARALGON VIC 3844**

3 1 1

Sold Price **\$445,000** Sold Date **15-Feb-22**

Distance -



**12 JAMES PARADE TRARALGON  
VIC 3844**

3 1 2

Sold Price **\$420,000** Sold Date **07-Jan-22**

Distance **0.3km**



**40 AMBROSE AVENUE  
TRARALGON VIC 3844**

4 2 1

Sold Price **\$439,000** Sold Date **15-Oct-21**

Distance -

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