

## 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

2 Regency Court 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

\$358,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$324,000

Property type

House

Suburb

Traralgon

Period-from

01 Oct 2019

to

30 Sep 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

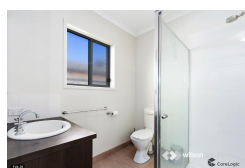
Date of sale

|   |           |           |
|---|-----------|-----------|
| 15 Summerhill Road Traralgon VIC 3844   | \$375,000 | 06-Feb-20 |
| 56 Blair Athol Drive Traralgon VIC 3844 | \$348,000 | 15-Feb-20 |
| 4 Regency Court Traralgon VIC 3844      | \$283,000 | 17-Dec-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: 27 October 2020



**15 Summerhill Road Traralgon VIC 3844**

Sold Price

**\$375,000**

Sold Date **06-Feb-20**

4 2 2

Distance **0.42km**



**56 Blair Athol Drive Traralgon VIC 3844**

Sold Price

**\$348,000**

Sold Date **15-Feb-20**

3 2 2

Distance **0.46km**



**4 Regency Court Traralgon VIC 3844**

Sold Price

**\$283,000**

Sold Date **17-Dec-19**

3 1 2

Distance **0.04km**



**8 Regency Court Traralgon VIC 3844**

Sold Price

**\$285,000**

Sold Date **12-Dec-19**

4 2 1

Distance **0.08km**



**332 Franklin Street Traralgon VIC 3844**

Sold Price

- Sold Date **30-Jan-20**

2 1 1

Distance **0.14km**



**11 Pepperdine Court Traralgon VIC 3844**

Sold Price

**\$253,000**

Sold Date **22-Jan-20**

3 1 1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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**43 Morgan Drive Traralgon VIC 3844**

3 2 3

Sold Price **\$366,000** Sold Date **19-Dec-19**

Distance **0.46km**



**1 Flinders Place Traralgon VIC 3844**

4 2 2

Sold Price **\$400,000** Sold Date **27-Mar-20**

Distance **0.51km**



**51 Morgan Drive Traralgon VIC 3844**

4 2 2

Sold Price **\$330,000** Sold Date **31-Jan-20**

Distance **0.54km**



**9 Greythorn Road Traralgon VIC 3844**

4 2 2

Sold Price **\$358,000** Sold Date **07-Feb-20**

Distance **0.57km**



**9 Strathcole Drive Traralgon VIC 3844**

3 1 2

Sold Price **\$282,000** Sold Date **28-Apr-20**

Distance **0.57km**



**72 Hammersmith Circuit Traralgon VIC 3844**

3 2 2

Sold Price <sup>RS</sup> **\$332,000** Sold Date **14-May-20**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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**3 The Avenue Traralgon VIC 3844**

Sold Price

**\$361,000**

Sold Date

**13-Dec-19**

 3  1  6

Distance

**0.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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