

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

78 Kay Street 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

\$549,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,000

Property type

House

Suburb

Traralgon

Period-from

01 Feb 2019

to

31 Jan 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

59 Moore Street Traralgon VIC 3844	\$448,000	03-Apr-19
76 Grey Street Traralgon VIC 3844	\$560,000	30-Sep-19
136 Seymour Street Traralgon VIC 3844	\$475,000	09-Aug-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: 18 February 2020



59 Moore Street Traralgon VIC 3844

3 2 1

Sold Price

\$448,000

Sold Date

03-Apr-19

Distance

0.16km



76 Grey Street Traralgon VIC 3844

3 1 3

Sold Price

\$560,000

Sold Date

30-Sep-19

Distance

0.23km



136 Seymour Street Traralgon VIC 3844

3 2 2

Sold Price

\$475,000

Sold Date

09-Aug-19

Distance

0.29km



20 Mabel Street Traralgon VIC 3844

3 2 2

Sold Price

\$565,000

Sold Date

17-Jul-19

Distance

0.49km



85 Church Street Traralgon VIC 3844

4 2 2

Sold Price

\$540,000

Sold Date

18-Apr-19

Distance

0.59km



7 Breed Street Traralgon VIC 3844

3 2 2

Sold Price

\$520,000

Sold Date

28-Nov-19

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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8 Sherwood Court Traralgon VIC 3844

4 2 2

Sold Price

\$563,000

Sold Date

14-Apr-19

Distance

0.78km



11 Jefferson Close Traralgon VIC 3844

3 2 6

Sold Price

\$595,000

Sold Date

15-Nov-19

Distance

0.99km



6 Claremont Close Traralgon VIC 3844

4 2 2

Sold Price

\$640,000

Sold Date

09-Sep-19

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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