

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

34 SWALLOW GROVE 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2021

to

28 Feb 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

91 SWALLOW GROVE TRARALGON VIC 3844	\$529,000	25-Aug-21
1 ELLERY PLACE TRARALGON VIC 3844	\$519,000	23-Dec-21
7 RURAL DRIVE TRARALGON VIC 3844	\$505,100	25-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: 16 March 2022



91 SWALLOW GROVE TRARALGON VIC 3844 Sold Price **\$529,000** Sold Date **25-Aug-21**

 3  2  2

Distance **0.35km**



1 ELLERY PLACE TRARALGON VIC 3844 Sold Price **\$519,000** Sold Date **23-Dec-21**

 3  1  2

Distance **-**



7 RURAL DRIVE TRARALGON VIC 3844 Sold Price **\$505,100** Sold Date **25-Oct-21**

 3  2  2

Distance **0.27km**



3 BENDOCK COURT TRARALGON VIC 3844 Sold Price **\$415,000** Sold Date **19-Jul-21**

 3  2  2

Distance **-**



52 SWALLOW GROVE TRARALGON VIC 3844 Sold Price **\$417,250** Sold Date **13-Sep-21**

 3  1  1

Distance **0.18km**



45 SWALLOW GROVE TRARALGON VIC 3844 Sold Price **\$499,999** Sold Date **17-Sep-21**

 4  2  5

Distance **0.06km**

RS = Recent sale UN = Undisclosed Sale

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**49 SWALLOW GROVE
TRARALGON VIC 3844**

 3  1  1

Sold Price **\$310,000** Sold Date **13-Oct-21**

Distance **0.08km**



**2 SELMA COURT TRARALGON VIC
3844**

 5  2  1

Sold Price **\$490,000** Sold Date **22-Sep-21**

Distance **-**



**14 SWALLOW GROVE TRARALGON
VIC 3844**

 4  2  2

Sold Price **\$480,000** Sold Date **14-Dec-21**

Distance **0.26km**



**7 TRENT COURT TRARALGON VIC
3844**

 4  2  2

Sold Price **\$499,000** Sold Date **20-Dec-21**

Distance **-**



**1 LOUISE COURT TRARALGON VIC
3844**

 3  2  2

Sold Price **\$508,000** Sold Date **24-Nov-21**

Distance **-**



**4 BENDOCK COURT TRARALGON
VIC 3844**

 3  2  2

Sold Price **\$435,000** Sold Date **06-Dec-21**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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**54A WIRILDA CRESCENT
TRARALGON VIC 3844**

 3  2  2

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

Distance -



**12 PHILLIP STREET TRARALGON
VIC 3844**

 3  2  2

Sold Price **\$380,000** Sold Date **22-Aug-21**

Distance -



**5 RAVEN COURT TRARALGON VIC
3844**

 4  1  4

Sold Price **\$379,000** Sold Date **03-Aug-21**

Distance -

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