# 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	<del>or range</del> <del>between</del>	&	
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$405,000	Prop	erty type		House	Suburb	Traralgon
Period-from	01 Mar 2021	to	28 Feb 2	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



consumer.vic.gov.au





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

 VIC 3844
 □ 3
 □ 2
 □ 2
 □ Distance
 0.35km



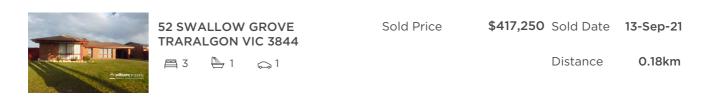
1 ELLERY PLACE TRARALGON VIC 3844			Sold Price	\$519,000	Sold Date	23-Dec-21
■ 3	1	ç; <sup>2</sup>			Distance	-



-	7 RURA 3844	AL DRIVI	E TRARALGON VIC	Sold Price	\$505,100	Sold Date	25-Oct-21
	昌 3	2	<b>a</b> 2			Distance	0.27km



	3 BENI VIC 38		OURT TRARALGON	Sold Price	\$415,000	Sold Date	19-Jul-21
aur.		2	⇔ 2			Distance	-





 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  $\implies 3 \implies 1 \implies 1$ 

Sold Price	\$310,000	Sold Date	13-Oct-21
		Distance	0.08km



2 SELM 3844		RT TRARALGON VIC	Sold Price	\$490,000	Sold Date	22-Sep-21
<b>=</b> 5	2	⇔1			Distance	-



14 SWALLOW GROVE TRARALGON Sold Price VIC 3844				80,000	Sold Date	14-Dec-21
酉 4	2	<u></u> <sup>2</sup>			Distance	0.26km



7 TREN 3844		T TRARALGON VIC	Sold Price	\$499,000	Sold Date	20-Dec-21
酉 4	2 🚔	ç⇒ 2			Distance	-



5 B 1	1 LOUI 3844	SE COUF	RT TRARALGON VIC	Sold Price	\$508,000	Sold Date	24-Nov-21
AL	<b>=</b> 3	2	<b>⇔</b> 2			Distance	-



 4 BENDOCK COURT TRARALGON
 Sold Price
 \$435,000
 Sold Date
 06-Dec-21

 VIC 3844
 □ 3 ≥ 2 ⇔ 2
 □ Distance

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#### **54A WIRILDA CRESCENT TRARALGON VIC 3844** 昌 3 ▶ 2 ⇔ 2

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

-



Sold Price \$380,000 Sold Date 22-Aug-21 12 PHILLIP STREET TRARALGON VIC 3844 Distance 2 🚔 酉 3 ్ల 2



10 C	5 RAVI 3844	EN COUF	RT TRARALGON VIC	Sold Price	\$379,000	Sold Date	03-Aug-21
	酉 4	1	⇔4			Distance	-

#### **RS** = Recent sale UN = Undisclosed Sale

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