

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

16 Thexton 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

\$198,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$324,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2019

to

29 Feb 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

8 Welch Court Traralgon VIC 3844	\$192,000	22-Nov-19
42 Cameron Street Traralgon VIC 3844	\$190,000	20-Aug-19
40 Cameron Street Traralgon VIC 3844	\$194,000	29-Nov-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: 06 March 2020



8 Welch Court Traralgon VIC 3844 Sold Price **\$192,000** Sold Date **22-Nov-19**
Distance **0.12km**

3 1 2



42 Cameron Street Traralgon VIC 3844 Sold Price **\$190,000** Sold Date **20-Aug-19**
Distance **0.13km**

3 1 3



40 Cameron Street Traralgon VIC 3844 Sold Price **\$194,000** Sold Date **29-Nov-19**
Distance **0.15km**

3 1 4



2 Welch Court Traralgon VIC 3844 Sold Price **\$159,500** Sold Date **16-Apr-19**
Distance **0.13km**

3 1 1



10 Bowden Court Traralgon VIC 3844 Sold Price **\$155,000** Sold Date **04-Aug-19**
Distance **0.19km**

3 1 2



4 Jackson Street Traralgon VIC 3844 Sold Price **\$172,500** Sold Date **07-May-19**
Distance **0.3km**

3 1 1

RS = Recent sale

UN = Undisclosed Sale

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32 Maskrey Street Traralgon VIC 3844

3 1 2

Sold Price

\$188,000

Sold Date

29-Aug-19

Distance

0.31km



13 Cooper Street Traralgon VIC 3844

3 1 2

Sold Price

\$170,000

Sold Date

31-Oct-19

Distance

0.33km



1 Cooper Street Traralgon VIC 3844

3 1 1

Sold Price

\$155,000

Sold Date

17-May-19

Distance

0.34km



13 Murphy Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$177,000

Sold Date

14-Nov-19

Distance

0.38km



2 Little Crescent Traralgon VIC 3844

3 1 1

Sold Price

\$168,000

Sold Date

19-Nov-19

Distance

0.41km



21 Furlonger Street Traralgon VIC 3844

3 1 1

Sold Price

\$155,000

Sold Date

31-May-19

Distance

0.51km

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**36 Furlonger Street Traralgon VIC
3844**

3 1 1

Sold Price

\$180,000

Sold Date

10-Oct-19

Distance

0.52km

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