

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

55 Morgan Drive 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

\$464,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$355,000

Property type

House

Suburb

Traralgon

Period-from

01 Jul 2020

to

30 Jun 2021

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

13 Mayfair Court Traralgon VIC 3844	\$435,000	19-Mar-21
322 Franklin Street Traralgon VIC 3844	\$445,000	04-Mar-21
9 Baystone Court Traralgon VIC 3844	\$420,000	22-Feb-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: 15 July 2021



13 Mayfair Court Traralgon VIC 3844

4 2 2

Sold Price **\$435,000** Sold Date **19-Mar-21**

Distance **0.65km**



322 Franklin Street Traralgon VIC 3844

4 2 2

Sold Price **\$445,000** Sold Date **04-Mar-21**

Distance **0.77km**



9 Baystone Court Traralgon VIC 3844

4 2 2

Sold Price **\$420,000** Sold Date **22-Feb-21**

Distance **0.79km**



7 Holly Lane Traralgon VIC 3844

4 3 2

Sold Price **\$405,000** Sold Date **18-Jan-21**

Distance **0.61km**



97 Hammersmith Circuit Traralgon VIC 3844

3 2 2

Sold Price **\$423,000** Sold Date **26-Nov-20**

Distance **0.61km**



39 Christian Rise Traralgon VIC 3844

4 2 2

Sold Price **\$440,000** Sold Date **12-Nov-20**

Distance **0.62km**

RS = Recent sale

UN = Undisclosed Sale

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87 Hammersmith Circuit Traralgon VIC 3844

Sold Price

\$429,000

Sold Date

11-Mar-21

4 2 2

Distance

0.7km



120 Hammersmith Circuit Traralgon VIC 3844

Sold Price

\$415,000

Sold Date

23-Nov-20

3 2 2

Distance

0.73km



19 Christian Rise Traralgon VIC 3844

Sold Price

\$410,000

Sold Date

16-Dec-20

3 2 2

Distance

0.76km



24 Summerhill Road Traralgon VIC 3844

Sold Price

\$450,000

Sold Date

14-Dec-20

4 2 2

Distance

0.81km



12 Macdougall Court Traralgon VIC 3844

Sold Price

\$407,500

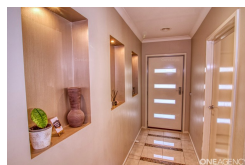
Sold Date

05-Nov-20

3 2 2

Distance

0.85km



5 Elise Terrace Traralgon VIC 3844

Sold Price

\$416,000

Sold Date

13-Nov-20

4 2 3

Distance

0.85km

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1 Hammersmith Circuit Traralgon VIC 3844

3 3 2

Sold Price **\$635,000** Sold Date **19-Jan-21**

Distance **0.88km**



24 Mitchell Drive Traralgon VIC 3844

4 2 2

Sold Price **\$520,000** Sold Date **12-Mar-21**

Distance **0.93km**



2 Lawson Court Traralgon VIC 3844

4 2 2

Sold Price **\$463,700** Sold Date **10-Nov-20**

Distance **0.98km**



18 Chester Close Traralgon VIC 3844

3 2 3

Sold Price **\$489,000** Sold Date **23-Nov-20**

Distance **1.1km**



15 Kingsburgh Court Traralgon VIC 3844

4 2 2

Sold Price **\$469,000** Sold Date **04-Mar-21**

Distance **1.16km**



20 Latrobe Crescent Traralgon VIC 3844

4 2 2

Sold Price **\$426,000** Sold Date **30-Mar-21**

Distance **1.16km**

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1 Rothbury Place Traralgon VIC 3844

Sold Price

\$525,000

Sold Date

25-Mar-21

4 2 2

Distance

1.23km



18 Tulloch Way Traralgon VIC 3844

Sold Price

\$460,000

Sold Date

11-Mar-21

4 2 2

Distance

1.23km



28 Lighthorse Avenue Traralgon VIC 3844

Sold Price

\$443,000

Sold Date

10-Nov-20

4 2 2

Distance

1.3km



11 Gwalia Street Traralgon VIC 3844

Sold Price

\$436,800

Sold Date

11-Jan-21

4 2 4

Distance

1.36km



4 Milburn Court Traralgon East VIC 3844

Sold Price

\$520,000

Sold Date

18-Mar-21

4 2 2

Distance

1.38km



3 Highfield Court Traralgon VIC 3844

Sold Price

\$405,001

Sold Date

27-Oct-20

4 2 2

Distance

0.5km

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