

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

8-10 Marie 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

\$269,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

House

Suburb

Traralgon

Period-from

01 Nov 2018

to

31 Oct 2019

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

34 Francis Street Traralgon VIC 3844	\$250,000	21-Nov-18
21 Francis Street Traralgon VIC 3844	\$287,500	30-May-19
16 Charles Street Traralgon VIC 3844	\$260,000	13-Feb-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: 26 November 2019



34 Francis Street Traralgon VIC 3844

3 1 1

Sold Price **\$250,000** Sold Date **21-Nov-18**

Distance **0.06km**



21 Francis Street Traralgon VIC 3844

3 1 1

Sold Price **\$287,500** Sold Date **30-May-19**

Distance **0.13km**



16 Charles Street Traralgon VIC 3844

3 - -

Sold Price **\$260,000** Sold Date **13-Feb-19**

Distance **0.14km**



35 Hickox Street Traralgon VIC 3844

3 1 2

Sold Price **\$291,000** Sold Date **21-Dec-18**

Distance **0.16km**



7 Wood Court Traralgon VIC 3844

3 1 3

Sold Price **\$320,000** Sold Date **24-Aug-19**

Distance **0.24km**



1A Roseneath Street Traralgon VIC 3844

3 1 1

Sold Price **\$282,500** Sold Date **04-Nov-18**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



23 Hickox Street Traralgon VIC 3844

Sold Price **\$274,000** Sold Date **01-Jul-19**

4 2 3

Distance **0.25km**



8 Rose Avenue Traralgon VIC 3844

Sold Price **\$269,000** Sold Date **05-Aug-19**

3 1 1

Distance **0.26km**



19 Hyde Park Road Traralgon VIC 3844

Sold Price **\$254,000** Sold Date **22-Nov-18**

3 1 3

Distance **0.32km**

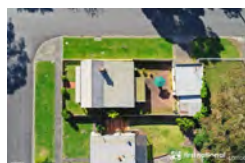


23 Bank Street Traralgon VIC 3844

Sold Price **\$287,000** Sold Date **21-Nov-18**

3 1 1

Distance **0.36km**



1 Allard Street Traralgon VIC 3844

Sold Price **\$255,000** Sold Date **02-Nov-18**

3 1 1

Distance **0.43km**



13 Elliott Street Traralgon VIC 3844

Sold Price **\$258,000** Sold Date **12-Jun-19**

3 1 1

Distance **0.43km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



5 Bank Street Traralgon VIC 3844

Sold Price

\$265,000

Sold Date

15-May-19



3



1



1

Distance

0.43km



12 Leila Street Traralgon VIC 3844

Sold Price

\$320,000

Sold Date

05-Aug-19



4



1



2

Distance

0.46km



104 Princes Street Traralgon VIC 3844

Sold Price

\$280,000

Sold Date

19-Jun-19



3



1



1

Distance

0.51km



6 Ray Street Traralgon VIC 3844

Sold Price

\$295,000

Sold Date

27-Feb-19



4



2



2

Distance

0.64km



6 Garibaldi Street Traralgon VIC 3844

Sold Price

\$325,000

Sold Date

07-Mar-19



3



1



1

Distance

0.68km



2 Strzelecki Court Traralgon VIC 3844

Sold Price

\$280,000

Sold Date

03-Aug-19



4



1



2

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



13 Garden Grove Traralgon VIC 3844

3 2 1

Sold Price

\$265,000

Sold Date

31-May-19

Distance

0.75km



5 Stoddart Avenue Traralgon VIC 3844

4 2 2

Sold Price

\$275,000

Sold Date

19-Jun-19

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.