

## 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

2 Winston Court Traralgon East VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$555,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

Property type

House

Suburb

Traralgon East

Period-from

01 Jul 2019

to

30 Jun 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

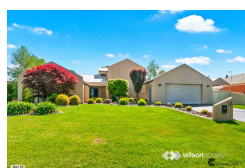
Date of sale

12 Nicholas Court Traralgon East VIC 3844	\$630,000	09-Feb-19
1 Malibu Place Traralgon East VIC 3844	\$595,000	23-Oct-19
7-9 Bushfield Court Traralgon East VIC 3844	\$620,000	03-Jul-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: 28 July 2020



**12 Nicholas Court Traralgon East  
VIC 3844**

4 2 2

Sold Price **\$630,000** Sold Date **09-Feb-19**

Distance **0.17km**



**1 Malibu Place Traralgon East VIC  
3844**

4 2 2

Sold Price **\$595,000** Sold Date **23-Oct-19**

Distance **0.4km**



**7-9 Bushfield Court Traralgon East  
VIC 3844**

4 2 2

Sold Price **\$620,000** Sold Date **03-Jul-19**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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