

## 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

85 Henry Street Traralgon 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

\$318,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Traralgon

Period-from

01 Dec 2019

to

30 Nov 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

139 Kay Street Traralgon VIC 3844	\$326,500	28-Sep-20
49 Washington Street Traralgon VIC 3844	\$270,000	30-Jun-20
50 Lafayette Street Traralgon VIC 3844	\$305,000	06-Oct-20

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: 04 December 2020



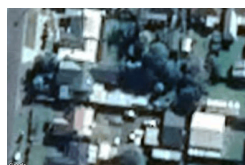
**139 Kay Street Traralgon VIC 3844** Sold Price **\$326,500** Sold Date **28-Sep-20**  
 Distance **0.28km**

3 1 1



**49 Washington Street Traralgon VIC 3844** Sold Price **\$270,000** Sold Date **30-Jun-20**  
 Distance **0.24km**

2 1 1



**50 Lafayette Street Traralgon VIC 3844** Sold Price **\$305,000** Sold Date **06-Oct-20**  
 Distance **0.34km**

3 2 -



**10 Breen Court Traralgon VIC 3844** Sold Price **\$230,000** Sold Date **30-Jun-20**  
 Distance **0.17km**

3 1 2



**6 Broadford Court Traralgon VIC 3844** Sold Price **\$235,000** Sold Date **12-Jun-20**  
 Distance **0.24km**

3 1 -



**50 Henry Street Traralgon VIC 3844** Sold Price **\$345,000** Sold Date **04-Jun-20**  
 Distance **0.33km**

3 1 4

RS = Recent sale

UN = Undisclosed Sale

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**1 Griffiths Court Traralgon VIC 3844** Sold Price **\$245,000** Sold Date **06-Jul-20**  
Distance **0.35km**

3 1 3



**58 Lafayette Street Traralgon VIC 3844** Sold Price **\$292,000** Sold Date **23-Jul-20**  
Distance **0.36km**

3 1 1



**6 Catterick Crescent Traralgon VIC 3844** Sold Price **\$290,000** Sold Date **22-Jun-20**  
Distance **0.39km**

3 1 2



**130 Kay Street Traralgon VIC 3844** Sold Price **\$315,000** Sold Date **21-Sep-20**  
Distance **0.41km**

4 1 1



**5 Cumberland Street Traralgon VIC 3844** Sold Price **\$240,000** Sold Date **31-Jul-20**  
Distance **0.41km**

3 2 2



**66 Garibaldi Street Traralgon VIC 3844** Sold Price **\$285,000** Sold Date **14-Aug-20**  
Distance **0.41km**

3 2 2

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**15 Garibaldi Street Traralgon VIC 3844**

Sold Price

**\$460,000**

Sold Date

**16-Sep-20**

5 2 4

Distance

**0.42km**



**176 Kay Street Traralgon VIC 3844**

Sold Price

**\$171,000**

Sold Date

**21-Jul-20**

3 1 1

Distance

**0.48km**



**4 Tucker Court Traralgon VIC 3844**

Sold Price

<sup>RS</sup> **\$267,000**

Sold Date

**20-Nov-20**

2 1 2

Distance

**0.5km**



**43 Loch Park Road Traralgon VIC 3844**

Sold Price

**\$338,500**

Sold Date

**30-May-20**

3 1 2

Distance

**0.51km**



**28 Finlayson Crescent Traralgon VIC 3844**

Sold Price

**\$266,000**

Sold Date

**14-Aug-20**

3 1 2

Distance

**0.52km**



**3 Simpson Court Traralgon VIC 3844**

Sold Price

**\$230,000**

Sold Date

**05-Sep-20**

3 1 3

Distance

**0.53km**

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**47 Loch Park Road Traralgon VIC 3844**

Sold Price

**\$410,000**

Sold Date **18-Aug-20**

3 2 2

Distance **0.53km**



**4 Pollock Avenue Traralgon VIC 3844**

Sold Price

**\$299,500**

Sold Date **01-Oct-20**

3 2 2

Distance **0.55km**



**32A Loch Park Road Traralgon VIC 3844**

Sold Price

<sup>RS</sup> **\$442,000**

Sold Date **04-Sep-20**

4 2 2

Distance **0.56km**



**18 Loch Park Road Traralgon VIC 3844**

Sold Price

**\$580,000**

Sold Date **03-Jun-20**

3 2 2

Distance **0.57km**



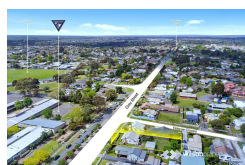
**20 Loch Park Road Traralgon VIC 3844**

Sold Price

- Sold Date **28-May-20**

4 2 2

Distance **0.58km**



**175 Grey Street Traralgon VIC 3844**

Sold Price

<sup>RS</sup> **\$258,000**

Sold Date **18-Nov-20**

3 1 2

Distance **0.62km**

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**29 Henry Street Traralgon VIC 3844** Sold Price **\$232,500** Sold Date **04-Jul-20**  
 Distance **0.62km**

3 1 -



**3 Washington Street Traralgon VIC 3844** Sold Price <sup>RS</sup> **\$270,000** <sup>UN</sup> Sold Date **05-Oct-20**  
 Distance **0.63km**

3 1 1



**53 Bank Street Traralgon VIC 3844** Sold Price **\$225,000** Sold Date **06-Jul-20**  
 Distance **0.63km**

3 1 2



**61 Kosciuszko Street Traralgon VIC 3844** Sold Price **\$255,000** Sold Date **14-Sep-20**  
 Distance **0.64km**

4 2 1



**3 Laurence Grove Traralgon VIC 3844** Sold Price <sup>RS</sup> **\$485,000** Sold Date **20-Nov-20**  
 Distance **0.66km**

5 3 2



**4 Gilmour Street Traralgon VIC 3844** Sold Price **\$235,000** Sold Date **01-Jun-20**  
 Distance **0.66km**

3 1 2

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**4 Mates Street Traralgon VIC 3844** Sold Price **\$310,000** Sold Date **10-Aug-20**

4 2 2

Distance **0.66km**



**24 Henry Street Traralgon VIC 3844** Sold Price **\$347,500** Sold Date **08-Jul-20**

3 1 1

Distance **0.68km**

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