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 5 Emerald Court 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	\$545,000	or range between		&	
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$320,000	Prop	erty type	ype House		Suburb	Traralgon
Period-from	01 Aug 2019	to	31 Jul 2	020	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 Ellenbrae Court Traralgon VIC 3844	\$526,000	27-Feb-20
5 Durack Place Traralgon VIC 3844	\$539,000	22-Oct-19
36 Graduate Place Traralgon VIC 3844	\$540,000	30-Aug-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: 12 August 2020





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8 Ellenbrae Court Traralgon VIC 3844

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Sold Price

\$526,000 Sold Date 27-Feb-20

Distance

0.2km



5 Durack Place Traralgon VIC 3844 Sold Price

\$539,000 Sold Date 22-Oct-19

Distance 0.31km



36 Graduate Place Traralgon VIC 3844

Sold Price

\$540,000 Sold Date 30-Aug-19

Distance 1.27km



133 Crosss Road Traralgon VIC 3844

Sold Price

\$485,000 Sold Date 03-Sep-19

Distance 0.05km



8 Wyndham Court Traralgon VIC 3844

Sold Price

\$470,000 Sold Date **12-Sep-19**

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Distance

0.25km



2 Jersey Street Traralgon VIC 3844 Sold Price

\$ 2

\$485,000 Sold Date **15-Jun-20**

0.27km Distance

RS = Recent sale

UN = Undisclosed Sale

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157 Crosss Road Traralgon VIC 3844

Sold Price

\$450,000 Sold Date

19-Jul-19

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Distance

0.31km



9 Sandalwood Court Traralgon VIC Sold Price

\$482,500 Sold Date

26-Jul-19

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3844

Distance

0.39km



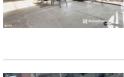
71 Wirilda Crescent Traralgon VIC 3844

Sold Price

Sold Price

\$475,000 Sold Date 02-Mar-20

Distance 0.41km



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\$450,000 Sold Date 27-Feb-20



9 Bendock Court Traralgon VIC 3844

Distance

0.84km



2 Independent Way Traralgon VIC Sold Price 3844

\$470,000 Sold Date

10-Jul-19

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Distance

0.88km



4 Independent Way Traralgon VIC Sold Price 3844

\$490,000 Sold Date

31-Oct-19

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0.89km

RS = Recent sale

UN = Undisclosed Sale

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31 Independent Way Traralgon VIC Sold Price 3844

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\$470,000 Sold Date 04-Dec-19

Distance 0.96km



43 Independent Way Traralgon VIC Sold Price 3844

\$489,000 Sold Date 28-Feb-20

Distance 1.03km



3 Trent Court Traralgon VIC 3844 Sold

Sold Price

\$450,000 Sold Date **30-Oct-19**

Distance 1.07km



29 Grammar Drive Traralgon VIC 3844

Sold Price

\$540,000 Sold Date

14-Jul-19

 Distance

1.31km



10 Grammar Drive Traralgon VIC 3844

Sold Price

\$495,000 Sold Date 06-Mar-20

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Distance

1.33km



19 Balmoral Place Traralgon VIC 3844

Sold Price

\$535,000 Sold Date

15-Jul-19

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Distance 1.7km

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UN = Undisclosed Sale

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