

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

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$320,000

Property type

House

Suburb

Traralgon

Period-from

01 Aug 2019

to

31 Jul 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

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



8 Ellenbrae Court Traralgon VIC 3844

3 2 2

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

Distance **0.2km**



5 Durack Place Traralgon VIC 3844

4 2 4

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

Distance **0.31km**



36 Graduate Place Traralgon VIC 3844

5 2 2

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

Distance **1.27km**



133 Crosss Road Traralgon VIC 3844

3 2 -

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

Distance **0.05km**



8 Wyndham Court Traralgon VIC 3844

4 2 2

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

Distance **0.25km**



2 Jersey Street Traralgon VIC 3844

3 2 2

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

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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157 Crosss Road Traralgon VIC 3844

4 2 4

Sold Price

\$450,000

Sold Date

19-Jul-19

Distance

0.31km



9 Sandalwood Court Traralgon VIC 3844

4 2 4

Sold Price

\$482,500

Sold Date

26-Jul-19

Distance

0.39km



71 Wirilda Crescent Traralgon VIC 3844

4 2 2

Sold Price

\$475,000

Sold Date

02-Mar-20

Distance

0.41km



9 Bendock Court Traralgon VIC 3844

3 - -

Sold Price

\$450,000

Sold Date

27-Feb-20

Distance

0.84km



2 Independent Way Traralgon VIC 3844

4 - 3

Sold Price

\$470,000

Sold Date

10-Jul-19

Distance

0.88km



4 Independent Way Traralgon VIC 3844

4 2 2

Sold Price

\$490,000

Sold Date

31-Oct-19

Distance

0.89km

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UN = Undisclosed Sale

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31 Independent Way Traralgon VIC 3844 Sold Price **\$470,000** Sold Date **04-Dec-19**

3 2 2

Distance **0.96km**



43 Independent Way Traralgon VIC 3844 Sold Price **\$489,000** Sold Date **28-Feb-20**

4 2 3

Distance **1.03km**



3 Trent Court Traralgon VIC 3844 Sold Price **\$450,000** Sold Date **30-Oct-19**

4 2 2

Distance **1.07km**



29 Grammar Drive Traralgon VIC 3844 Sold Price **\$540,000** Sold Date **14-Jul-19**

4 2 4

Distance **1.31km**



10 Grammar Drive Traralgon VIC 3844 Sold Price **\$495,000** Sold Date **06-Mar-20**

1 2 2

Distance **1.33km**



19 Balmoral Place Traralgon VIC 3844 Sold Price **\$535,000** Sold Date **15-Jul-19**

4 2 2

Distance **1.7km**

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