

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

4 HOLLY LANE 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

\$648,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$405,000

Property type

House

Suburb

Traralgon

Period-from

01 Apr 2021

to

31 Mar 2022

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

35 CHRISTIAN RISE TRARALGON VIC 3844	\$635,000	15-Feb-22
4 STONEHAVEN ROAD TRARALGON VIC 3844	\$690,000	27-Oct-21
17 CAMBRIDGE WAY TRARALGON VIC 3844	\$625,000	17-Oct-21

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 April 2022



**35 CHRISTIAN RISE TRARALGON
VIC 3844**

4 2 4

Sold Price

\$635,000

Sold Date

15-Feb-22

Distance

0.12km



**4 STONEHAVEN ROAD
TRARALGON VIC 3844**

3 2 2

Sold Price

\$690,000

Sold Date

27-Oct-21

Distance

0.37km



**17 CAMBRIDGE WAY TRARALGON
VIC 3844**

4 2 2

Sold Price

\$625,000

Sold Date

17-Oct-21

Distance

1.02km



**17 COVENTRY ROAD TRARALGON
VIC 3844**

3 2 2

Sold Price

\$526,000

Sold Date

23-Nov-21

Distance

0.26km



**19 GREYTHORN ROAD
TRARALGON VIC 3844**

4 2 2

Sold Price

\$555,500

Sold Date

01-Dec-21

Distance

0.09km



**4 HAWKS BURN ROAD
TRARALGON VIC 3844**

4 2 2

Sold Price

\$480,000

Sold Date

28-Jan-22

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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**29 GREYTHORN ROAD
TRARALGON VIC 3844**

4 2 2

Sold Price **\$507,500** Sold Date **15-Nov-21**

Distance **0.15km**



**147 HAMMERSMITH CIRCUIT
TRARALGON VIC 3844**

3 2 2

Sold Price **\$525,000** Sold Date **27-Nov-21**

Distance **0.54km**



**5 HOLLY LANE TRARALGON VIC
3844**

3 2 2

Sold Price **\$475,000** Sold Date **07-Oct-21**

Distance **0.06km**



**3 WESTMINSTER STREET
TRARALGON VIC 3844**

3 2 3

Sold Price **\$510,000** Sold Date **23-Nov-21**

Distance **0.33km**



**52 STRATHCOLE DRIVE
TRARALGON VIC 3844**

4 2 4

Sold Price **\$545,000** Sold Date **09-Dec-21**

Distance **0.59km**



**43 MORGAN DRIVE TRARALGON
VIC 3844**

3 2 3

Sold Price **\$550,000** Sold Date **09-Feb-22**

Distance **0.48km**

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14 CHRISTIAN RISE TRARALGON VIC 3844

3 2 2

Sold Price

\$501,000

Sold Date

24-Sep-21

Distance

-



6 REGENCY COURT TRARALGON VIC 3844

2 1 2

Sold Price

\$470,000

Sold Date

15-Oct-21

Distance

0.62km



2 BLANCK GROVE TRARALGON VIC 3844

3 2 2

Sold Price

\$569,000

Sold Date

15-Nov-21

Distance

0.64km



2 BASS COURT TRARALGON VIC 3844

4 2 2

Sold Price

\$660,000

Sold Date

16-Dec-21

Distance

0.85km



25 THE AVENUE TRARALGON VIC 3844

3 2 4

Sold Price

\$650,000

Sold Date

22-Nov-21

Distance

0.42km



28 SUMMERHILL ROAD TRARALGON VIC 3844

3 2 2

Sold Price

^{RS} **\$560,000**

Sold Date

07-Mar-22

Distance

0.53km

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**30 MORGAN DRIVE TRARALGON
VIC 3844**

 3  2  4

Sold Price

\$525,000

Sold Date

20-Nov-21

Distance

0.55km

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UN = Undisclosed Sale

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