

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 Trent 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

\$649,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$209,500

Property type

Land

Suburb

Traralgon

Period-from

01 Jan 2021

to

31 Dec 2021

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 Kimberley Drive Traralgon VIC 3844	\$595,000	14-Apr-21
3 Trent Court Traralgon VIC 3844	\$609,400	19-Apr-21
35 Wirilda Crescent Traralgon VIC 3844	\$620,000	24-May-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: 21 January 2022



12 Kimberley Drive Traralgon VIC 3844

5 2 2

Sold Price

\$595,000

Sold Date

14-Apr-21

Distance

0.79km



3 Trent Court Traralgon VIC 3844

5 2 1

Sold Price

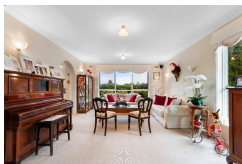
\$609,400

Sold Date

19-Apr-21

Distance

0.02km



35 Wirilda Crescent Traralgon VIC 3844

4 3 3

Sold Price

\$620,000

Sold Date

24-May-21

Distance

0.31km



26 Elizabeth Street Traralgon VIC 3844

3 2 2

Sold Price

\$589,000

Sold Date

10-Jun-21

Distance

0.22km



14 Coster Circle Traralgon VIC 3844

3 2 6

Sold Price

\$625,000

Sold Date

18-May-21

Distance

0.75km



47 Sunderland Circuit Traralgon VIC 3844

3 2 2

Sold Price

\$622,500

Sold Date

26-Jul-21

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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9 Merindah Court Traralgon VIC 3844

4 2 4

Sold Price

\$519,000

Sold Date

25-Jul-21

Distance

0.8km



3 Ellery Place Traralgon VIC 3844

3 2 3

Sold Price

\$475,000

Sold Date

18-Dec-20

Distance

0.43km



7 Rural Drive Traralgon VIC 3844

3 2 2

Sold Price

\$505,100

Sold Date

25-Oct-21

Distance

0.2km



16 Swallow Grove Traralgon VIC 3844

4 2 3

Sold Price

\$478,000

Sold Date

26-Apr-21

Distance

0.56km



91 Swallow Grove Traralgon VIC 3844

3 2 2

Sold Price

\$529,000

Sold Date

25-Aug-21

Distance

0.21km



4 Simpson Court Traralgon VIC 3844

4 2 1

Sold Price

^{RS} **\$590,000**

Sold Date

14-Dec-21

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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2 Selma Court Traralgon VIC 3844

Sold Price

\$490,000

Sold Date

22-Sep-21

5 2 1

Distance

0.29km



5 Gwinear Court Traralgon VIC 3844

Sold Price

\$545,000

Sold Date

08-Jun-21

4 2 3

Distance

0.81km



17 Swallow Grove Traralgon VIC 3844

Sold Price

\$461,500

Sold Date

18-Mar-21

3 2 2

Distance

0.62km



1 Louise Court Traralgon VIC 3844

Sold Price

^{RS} **\$508,000**

Sold Date

29-Nov-21

3 2 2

Distance

0.12km



45 Swallow Grove Traralgon VIC 3844

Sold Price

\$499,999

Sold Date

17-Sep-21

4 2 5

Distance

0.51km



9 Napier Place Traralgon VIC 3844

Sold Price

\$718,000

Sold Date

31-Oct-21

4 2 2

Distance

0.95km

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