

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

24 Doyne Crescent 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

\$322,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$330,000

Property type

House

Suburb

Traralgon

Period-from

01 Jan 2020

to

31 Dec 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 Doyne Crescent Traralgon VIC 3844	\$325,000	02-Oct-20
8 Holden Crescent Traralgon VIC 3844	\$310,000	29-Jul-20
15 Barker Crescent Traralgon VIC 3844	\$320,000	30-May-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: 11 January 2021



8 Doyne Crescent Traralgon VIC 3844

3 1 5

Sold Price **\$325,000** Sold Date **02-Oct-20**

Distance **0.14km**



8 Holden Crescent Traralgon VIC 3844

1 1 -

Sold Price **\$310,000** Sold Date **29-Jul-20**

Distance **0.14km**

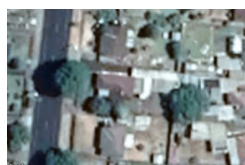


15 Barker Crescent Traralgon VIC 3844

3 1 4

Sold Price **\$320,000** Sold Date **30-May-20**

Distance **0.42km**

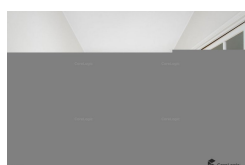


44 Stockdale Road Traralgon VIC 3844

3 1 -

Sold Price **\$250,000** Sold Date **30-Jul-20**

Distance **0.13km**



3 Doyne Crescent Traralgon VIC 3844

4 2 2

Sold Price **\$342,500** Sold Date **28-Aug-20**

Distance **0.19km**



12 West Court Traralgon VIC 3844

3 2 2

Sold Price **\$337,000** Sold Date **09-Jun-20**

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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1 Patricia Court Traralgon VIC 3844 Sold Price **\$305,000** Sold Date **02-Jul-20**
 Distance **0.53km**

3 2 2



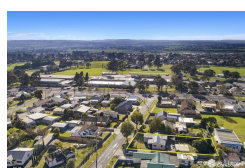
116 Grey Street Traralgon VIC 3844 Sold Price **\$310,000** Sold Date **06-Jul-20**
 Distance **0.6km**

3 1 2



86 Grubb Avenue Traralgon VIC 3844 Sold Price **\$318,500** Sold Date **06-Aug-20**
 Distance **0.68km**

3 2 2



28 Finlayson Crescent Traralgon VIC 3844 Sold Price **\$266,000** Sold Date **14-Aug-20**
 Distance **0.7km**

3 1 2



13 Pax Road Traralgon VIC 3844 Sold Price **\$321,000** Sold Date **17-Jul-20**
 Distance **0.72km**

3 1 2



4 Pollock Avenue Traralgon VIC 3844 Sold Price **\$299,500** Sold Date **01-Oct-20**
 Distance **0.75km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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

4 1 1

Distance **0.77km**



2 Lindsay Court Traralgon VIC 3844 Sold Price **\$295,000** Sold Date **29-Jun-20**

3 1 2

Distance **0.82km**



82 Grey Street Traralgon VIC 3844 Sold Price **\$270,000** Sold Date **24-Sep-20**

3 2 -

Distance **0.84km**



13 Osborne Street Traralgon VIC 3844 Sold Price **\$285,000** Sold Date **15-Jun-20**

3 1 2

Distance **0.85km**



11 Tintern Place Traralgon VIC 3844 Sold Price **\$330,000** Sold Date **05-Jun-20**

3 2 2

Distance **0.86km**



7 Osborne Street Traralgon VIC 3844 Sold Price **\$297,000** Sold Date **02-Jul-20**

3 1 -

Distance **0.87km**

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