

## 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

16 Swallow Grove Traralgon VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$478,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$342,000

Property type

House

Suburb

Traralgon

Period-from

01 Apr 2020

to

31 Mar 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

3 Trent Court Traralgon VIC 3844	\$450,000	30-Oct-19
9 Bendock Court Traralgon VIC 3844	\$450,000	27-Feb-20
25A Grubb Avenue Traralgon VIC 3844	\$425,000	16-Nov-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: 16 April 2021



### 3 Trent Court Traralgon VIC 3844

Sold Price

**\$450,000**

Sold Date

**30-Oct-19**

5 2 2

Distance

**0.57km**



### 9 Bendock Court Traralgon VIC 3844

Sold Price

Sold Date

**27-Feb-20**

3 - -

Distance

**0.75km**



### 25A Grubb Avenue Traralgon VIC 3844

Sold Price

**\$425,000**

Sold Date

**16-Nov-19**

- - 2

Distance

**0.81km**



### 5 Swallow Grove Traralgon VIC 3844

Sold Price

**\$392,000**

Sold Date

**02-Sep-19**

3 2 1

Distance

**0.14km**



### 12 Bellbird Way Traralgon VIC 3844

Sold Price

**\$365,000**

Sold Date

**18-Dec-19**

3 2 6

Distance

**0.16km**



### 39 Phillip Street Traralgon VIC 3844

Sold Price

**\$345,000**

Sold Date

**24-Sep-19**

3 1 3

Distance

**0.27km**

RS = Recent sale

UN = Undisclosed Sale

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**3 Kestrel Close Traralgon VIC 3844** Sold Price

Sold Date **21-Jan-20**

3 2 2

Distance **0.52km**



**5 Melanie Court Traralgon VIC 3844** Sold Price

**\$405,000** Sold Date **20-Dec-19**

4 2 2

Distance **0.53km**



**6 Christopher Court Traralgon VIC 3844** Sold Price

**\$335,000** Sold Date **19-Dec-19**

3 1 2

Distance **0.6km**



**5 Trent Court Traralgon VIC 3844** Sold Price

**\$380,000** Sold Date **31-May-19**

4 2 2

Distance **0.61km**



**10 Trent Court Traralgon VIC 3844** Sold Price

**\$410,000** Sold Date **05-Dec-19**

5 2 4

Distance **0.7km**



**24 Coster Circle Traralgon VIC 3844**

Sold Price

**\$360,000** Sold Date **06-Feb-20**

4 2 2

Distance **0.71km**

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UN = Undisclosed Sale

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**360 Old Melbourne Road Traralgon VIC 3844** Sold Price **\$395,000** Sold Date **15-Oct-19**  
 Distance **0.71km**  
 4 beds 2 bathrooms 6 cars



**8 Phillip Street Traralgon VIC 3844** Sold Price **\$322,000** Sold Date **18-Feb-20**  
 Distance **0.71km**  
 3 beds 1 bathroom 2 cars



**1 Dawn Grove Traralgon VIC 3844** Sold Price **\$321,000** Sold Date **21-Feb-20**  
 Distance **0.75km**  
 3 beds 1 bathroom 2 cars



**6 Selwyn Place Traralgon VIC 3844** Sold Price **\$385,000** Sold Date **15-Oct-19**  
 Distance **0.75km**  
 4 beds 2 bathrooms 2 cars



**5 Laurence Grove Traralgon VIC 3844** Sold Price **\$370,000** Sold Date **27-Sep-19**  
 Distance **0.78km**  
 3 beds 2 bathrooms 1 car



**217 Grey Street Traralgon VIC 3844** Sold Price **\$337,000** Sold Date **19-Oct-19**  
 Distance **0.82km**  
 4 beds 2 bathrooms - cars

RS = Recent sale UN = Undisclosed Sale

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**24 Wirilda Crescent Traralgon VIC  
3844**

Sold Price

**\$340,000**

Sold Date

**29-Feb-20**



3



1



2

Distance

**0.83km**

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UN = Undisclosed Sale

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