

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

17 Kassandra Drive 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

\$475,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$365,000

Property type

House

Suburb

Traralgon

Period-from

01 Sep 2020

to

31 Aug 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

1 Crofters Place Traralgon VIC 3844	\$499,500	01-Apr-21
84 Breed Street Traralgon VIC 3844	\$420,000	31-May-21
11 Meredith Street Traralgon VIC 3844	\$427,000	22-Mar-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: 22 September 2021



Strzelecki Realty

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1 Crofters Place Traralgon VIC 3844 Sold Price **\$499,500** Sold Date **01-Apr-21**

3 1 2

Distance **1.01km**



84 Breed Street Traralgon VIC 3844 Sold Price **\$420,000** Sold Date **31-May-21**

3 1 4

Distance **1.28km**



11 Meredith Street Traralgon VIC 3844 Sold Price **\$427,000** Sold Date **22-Mar-21**

3 1 2

Distance **1.75km**



2 Greenwood Grove Traralgon VIC 3844 Sold Price **\$425,000** Sold Date **04-Sep-20**

3 1 1

Distance **1.78km**



8 Henry Street Traralgon VIC 3844 Sold Price **\$457,000** Sold Date **14-Jul-20**

3 1 4

Distance **1.88km**



51 Ethel Street Traralgon VIC 3844 Sold Price **\$509,000** Sold Date **20-Aug-21**

3 1 4

Distance **1.92km**

RS = Recent sale

UN = Undisclosed Sale

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Albert Street Traralgon VIC 3844

Sold Price

\$490,000

Sold Date

03-Feb-21

3

1

-

Distance

1.95km

RS = Recent sale

UN = Undisclosed Sale

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