

## 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

8-10 Marie Street 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

\$272,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$308,000

Property type

House

Suburb

Traralgon

Period-from

01 Oct 2018

to

30 Sep 2019

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

34 Francis Street Traralgon VIC 3844	\$250,000	21-Nov-18
21 Francis Street Traralgon VIC 3844	\$287,500	30-May-19
16 Charles Street Traralgon VIC 3844	\$260,000	13-Feb-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: 24 October 2019



**34 Francis Street Traralgon VIC 3844**

3 1 1

Sold Price **\$250,000** Sold Date **21-Nov-18**

Distance **0.06km**



**21 Francis Street Traralgon VIC 3844**

3 1 1

Sold Price **\$287,500** Sold Date **30-May-19**

Distance **0.13km**

**16 Charles Street Traralgon VIC 3844**

3 - -

Sold Price **\$260,000** Sold Date **13-Feb-19**

Distance **0.14km**



**35 Hickox Street Traralgon VIC 3844**

3 1 2

Sold Price **\$291,000** Sold Date **21-Dec-18**

Distance **0.16km**

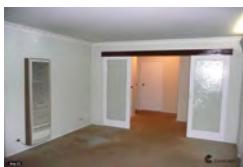


**7 Wood Court Traralgon VIC 3844**

3 1 3

Sold Price **\$320,000** Sold Date **24-Aug-19**

Distance **0.24km**



**1A Roseneath Street Traralgon VIC 3844**

3 1 1

Sold Price **\$282,500** Sold Date **04-Nov-18**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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**23 Hickox Street Traralgon VIC 3844**

4 2 3

Sold Price

**\$274,000**

Sold Date

**01-Jul-19**

Distance

**0.25km**



**8 Rose Avenue Traralgon VIC 3844**

3 1 1

Sold Price

**\$269,000**

Sold Date

**05-Aug-19**

Distance

**0.26km**



**19 Hyde Park Road Traralgon VIC 3844**

3 1 3

Sold Price

**\$254,000**

Sold Date

**22-Nov-18**

Distance

**0.32km**



**23 Bank Street Traralgon VIC 3844**

3 1 1

Sold Price

**\$287,000**

Sold Date

**21-Nov-18**

Distance

**0.36km**



**1 Allard Street Traralgon VIC 3844**

3 1 1

Sold Price

**\$255,000**

Sold Date

**02-Nov-18**

Distance

**0.43km**



**13 Elliott Street Traralgon VIC 3844**

3 1 1

Sold Price

**\$258,000**

Sold Date

**12-Jun-19**

Distance

**0.43km**

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UN = Undisclosed Sale

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**5 Bank Street Traralgon VIC 3844**

Sold Price **\$265,000** Sold Date **15-May-19**

3 1 1

Distance **0.43km**



**12 Leila Street Traralgon VIC 3844**

Sold Price **\$320,000** Sold Date **05-Aug-19**

4 1 2

Distance **0.46km**



**104 Princes Street Traralgon VIC 3844**

Sold Price **\$280,000** Sold Date **19-Jun-19**

3 1 1

Distance **0.51km**



**6 Ray Street Traralgon VIC 3844**

Sold Price **\$295,000** Sold Date **27-Feb-19**

4 2 2

Distance **0.64km**



**6 Garibaldi Street Traralgon VIC 3844**

Sold Price **\$325,000** Sold Date **07-Mar-19**

3 1 1

Distance **0.68km**



**2 Strzelecki Court Traralgon VIC 3844**

Sold Price **\$280,000** Sold Date **03-Aug-19**

4 1 2

Distance **0.72km**

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**13 Garden Grove Traralgon VIC 3844**

3 2 1

Sold Price **\$265,000** Sold Date **31-May-19**

Distance **0.75km**



**5 Stoddart Avenue Traralgon VIC 3844**

4 2 2

Sold Price **\$275,000** Sold Date **19-Jun-19**

Distance **0.78km**

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