

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

14 St Georges Road 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

House

Suburb

Traralgon

Period-from

01 Dec 2018

to

30 Nov 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

29 Grammar Drive Traralgon VIC 3844	\$540,000	14-Jul-19
39 St Georges Road Traralgon VIC 3844	\$534,000	25-Jun-19
77 St Georges Road Traralgon VIC 3844	\$515,000	04-Mar-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: 17 December 2019

**29 Grammar Drive Traralgon VIC
3844**

4 2 2

Sold Price

\$540,000

Sold Date

14-Jul-19

Distance

0.99km**Notes from your agent**

Monster shed approx. 12x9 meters, plus carport 6x9meters. Complete side access. Concrete to the rear. 4 bedrooms. 2 bathrooms. Study. Stone benchtops. Central heating. Cooling. Double garage with internal access.

**39 St Georges Road Traralgon VIC
3844**

4 2 2

Sold Price

\$534,000

Sold Date

25-Jun-19

Distance

0.38km**Notes from your agent**

Quality built 4 bedroom home only a couple of years old. Ensuite with double shower & vanity. 2 living areas. Decked alfresco. Central heating. RC/AC. Large sun filled kitchen. Rear access.

**77 St Georges Road Traralgon VIC
3844**

4 2 4

Sold Price

\$515,000

Sold Date

04-Mar-19

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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