

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 Ellenbrae Court 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

\$530,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$315,000

Property type

House

Suburb

Traralgon

Period-from

01 Nov 2018

to

31 Oct 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

| | | |
|--|-----------|-----------|
| 16 Nugong Place Traralgon VIC 3844 | \$560,000 | 08-Mar-19 |
| 109 Riverslea Boulevard Traralgon VIC 3844 | \$540,000 | 10-Oct-18 |
| 41 Independent Way Traralgon VIC 3844 | \$547,000 | 11-Apr-18 |

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: 29 November 2019



16 Nugong Place Traralgon VIC 3844

4 2 3

Sold Price

\$560,000

Sold Date

08-Mar-19

Distance

0.7km



109 Riverslea Boulevard Traralgon VIC 3844

4 2 2

Sold Price

\$540,000

Sold Date

10-Oct-18

Distance

1.15km



41 Independent Way Traralgon VIC 3844

4 2 2

Sold Price

\$547,000

Sold Date

11-Apr-18

Distance

1.2km



8 Ibis Court Traralgon VIC 3844

5 4 2

Sold Price

\$530,000

Sold Date

07-Sep-18

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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