

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

28 Gillies Crescent 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

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$396,500

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2021

to

28 Feb 2022

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

17 Gillies Crescent Traralgon VIC 3844	\$420,000	04-Oct-21
31 Elizabeth Street Traralgon VIC 3844	\$430,000	21-Sep-21
18 Park Lane Traralgon VIC 3844	\$445,000	05-Jan-22

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.~~

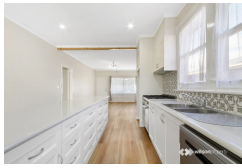
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Simon Burns

P 03 5176 0096

M 0421 333 114

E simon@fnlatrobe.com.au



17 Gillies Crescent Traralgon VIC 3844

Sold Price

\$420,000

Sold Date

04-Oct-21

 3

 1

 1

Distance

0.17km



31 Elizabeth Street Traralgon VIC 3844

Sold Price

\$430,000

Sold Date

21-Sep-21

 3

 1

 2

Distance

0.32km



18 Park Lane Traralgon VIC 3844

Sold Price

\$445,000

Sold Date

05-Jan-22

 3

 1

 4

Distance

3.16km

RS = Recent sale

UN = Undisclosed Sale

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