

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

19 JAMES PARADE 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

\$459,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

House

Suburb

Traralgon

Period-from

01 Dec 2021

to

30 Nov 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

7 PATRICIA COURT TRARALGON VIC 3844	\$535,000	22-Jul-22
8 PARKWOOD WAY TRARALGON VIC 3844	\$487,000	09-Jul-22
5 MEADOW PARK DRIVE TRARALGON VIC 3844	\$418,000	18-Aug-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.~~

This Statement of Information was prepared on: 16 December 2022



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**7 PATRICIA COURT TRARALGON
VIC 3844**

5 2 2

Sold Price

\$535,000

Sold Date

22-Jul-22

Distance

0.15km



**8 PARKWOOD WAY TRARALGON
VIC 3844**

3 2 5

Sold Price

\$487,000

Sold Date

09-Jul-22

Distance

0.2km



**5 MEADOW PARK DRIVE
TRARALGON VIC 3844**

3 1 1

Sold Price

\$418,000

Sold Date

18-Aug-22

Distance

0.23km



**81 GRUBB AVENUE TRARALGON
VIC 3844**

3 1 1

Sold Price

\$490,000

Sold Date

13-Jul-22

Distance

0.23km



**14 WEST COURT TRARALGON VIC
3844**

3 1 4

Sold Price

^{RS} **\$480,000**

Sold Date

18-Nov-22

Distance

0.42km



**114 RIVERSLEA BOULEVARD
TRARALGON VIC 3844**

5 2 2

Sold Price

\$685,000

Sold Date

29-Sep-22

Distance


0.51km

RS = Recent sale

UN = Undisclosed Sale

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**5 DOYNE CRESCENT TRARALGON
VIC 3844**

Sold Price

\$508,000

Sold Date

16-Aug-22



4



2



2

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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