

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 or
locality and postcode

28 Parkwood Way, Traralgon Vic 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$417,000

Median sale price

Median price

\$363,000

Property Type

House

Suburb

Traralgon

Period - From

01/10/2020

to

31/12/2020

Source

REIV

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
1	17 Phillip St TRARALGON 3844	\$410,000	15/03/2021
2	13 Wirilda Cr TRARALGON 3844	\$385,000	11/02/2021
3	76 Parkwood Way TRARALGON 3844	\$385,000	11/03/2021

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:

25/03/2021 12:20



Property Type: House (Previously Occupied - Detached)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$417,000
Median House Price
December quarter 2020: \$363,000

Comparable Properties



17 Phillip St TRARALGON 3844 (REI)

Agent Comments



Price: \$410,000
Method: Private Sale
Date: 15/03/2021
Property Type: House
Land Size: 770 sqm approx



13 Wirilda Cr TRARALGON 3844 (REI/VG)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 11/02/2021
Property Type: House
Land Size: 686 sqm approx



76 Parkwood Way TRARALGON 3844 (REI)

Agent Comments



Price: \$385,000
Method: Private Sale
Date: 11/03/2021
Property Type: House
Land Size: 658 sqm approx