

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

728 WILLOW GROVE ROAD TRAFALGAR VIC 3824

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$357,500

Property type

Land

Suburb

Trafalgar

Period-from

01 Feb 2023

to

31 Jan 2024

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

189 RIVER CONNECTION ROAD WILLOW GROVE VIC 3825	\$1,400,000	28-Sep-23
311 MOUNTAIN GLEN DRIVE TRAFALGAR EAST VIC 3824	\$1,450,000	15-Aug-23
91 ROCHES ROAD YARRAGON SOUTH VIC 3823	\$935,000	26-Sep-23

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: 06 February 2024



**189 RIVER CONNECTION ROAD
WILLOW GROVE VIC 3825**

3 2 2

Sold Price ^{RS} **\$1,400,000** ^{UN} Sold Date **28-Sep-23**

Distance **7.24km**



**311 MOUNTAIN GLEN DRIVE
TRAFALGAR EAST VIC 3824**

4 3 6

Sold Price **\$1,450,000** Sold Date **15-Aug-23**

Distance **7.92km**



**91 ROCHEs ROAD YARRAGON
SOUTH VIC 3823**

4 2 4

Sold Price **\$935,000** Sold Date **26-Sep-23**

Distance **9.1km**

RS = Recent sale

UN = Undisclosed Sale

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