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Statement of Information

47 INDEPENDENT WAY, TRARALGON, VIC

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 INDEPENDENT WAY, TRARALGON, VIC 4 2 4

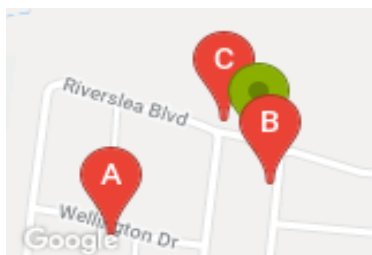
Indicative Selling Price

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

Single Price: **\$495,000**

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (Vacant Land)

\$142,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



11 WELLINGTON DR, TRARALGON, VIC 3844 4 2 2

Sale Price

***\$460,000**

Sale Date: 17/05/2018

Distance from Property: 282m



41 INDEPENDENT WAY, TRARALGON, VIC 4 2 2

Sale Price

\$547,000

Sale Date: 11/04/2018

Distance from Property: 58m



58 INDEPENDENT WAY, TRARALGON, VIC 3 2 2

Sale Price

***\$492,000**

Sale Date: 03/05/2018

Distance from Property: 79m



This report has been compiled on 26/06/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 INDEPENDENT WAY, TRARALGON, VIC

Indicative selling price

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

Single Price:

\$495,000

Median sale price

Median price

\$142,500

House

Unit

Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 WELLINGTON DR, TRARALGON, VIC 3844	*\$460,000	17/05/2018
41 INDEPENDENT WAY, TRARALGON, VIC 3844	\$547,000	11/04/2018
58 INDEPENDENT WAY, TRARALGON, VIC 3844	*\$492,000	03/05/2018