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# Statement of Information

62 LOCH PARK ROAD, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**62 LOCH PARK ROAD, TRARALGON, VIC** 4 2 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$315,000**

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

## MEDIAN SALE PRICE



**TRARALGON, VIC, 3844**

Suburb Median Sale Price (House)

**\$285,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**75 BREED ST, TRARALGON, VIC 3844** 4 2 2

Sale Price

**\$270,000**

Sale Date: 12/08/2017

Distance from Property: 592m



**3 ERICA CRT, TRARALGON, VIC 3844** 4 2 2

Sale Price

**\*\*\$312,000**

Sale Date: 13/12/2017

Distance from Property: 1.6km



**9 KARRI CRT, TRARALGON, VIC 3844** 4 2 2

Sale Price

**\$330,000**

Sale Date: 18/11/2017

Distance from Property: 1.8km



This report has been compiled on 21/03/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

62 LOCH PARK ROAD, TRARALGON, VIC 3844

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price:

\$315,000

### Median sale price

Median price

\$285,000

House

Unit

Suburb

TRARALGON

Period

01 January 2017 to 31 December 2017

Source



### Comparable property sales

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
75 BREED ST, TRARALGON, VIC 3844	\$270,000	12/08/2017
3 ERICA CRT, TRARALGON, VIC 3844	**\$312,000	13/12/2017
9 KARRI CRT, TRARALGON, VIC 3844	\$330,000	18/11/2017