

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







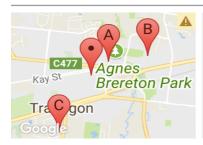
Indicative Selling Price

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

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







Sale Price

\$270,000

Sale Date: 12/08/2017

Distance from Property: 592m





3 ERICA CRT, TRARALGON, VIC 3844







Sale Price

**\$312,000

Sale Date: 13/12/2017

Distance from Property: 1.6km





9 KARRI CRT, TRARALGON, VIC 3844







Sale Price

\$330.000

Sale Date: 18/11/2017

Distance from Property: 1.8km



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
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Indicative selling price

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

Single Price:	\$315,000

Median sale price

Median price	\$285,000	House	X	Unit		Suburb	TRARALGON	
Period	01 January 2017 to 31 December 2017			Source	се	P	ricefinder	

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