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# Statement of Information

9 HOWITT STREET, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**9 HOWITT STREET, TRARALGON, VIC 3844** 3 1 2

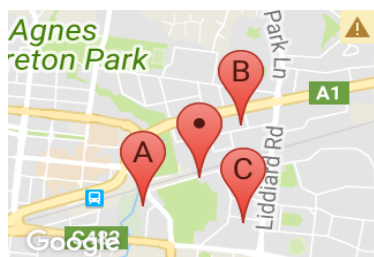
### Indicative Selling Price

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

Single Price: **\$310,000**

Provided by: Colin Gooding, 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.



**2 BOOTH CRT, TRARALGON, VIC 3844** 3 1 1

Sale Price

**\*\$282,000**

Sale Date: 02/08/2017

Distance from Property: 426m



**36 GWALIA ST, TRARALGON, VIC 3844** 3 2 2

Sale Price

**\$317,000**

Sale Date: 28/07/2017

Distance from Property: 459m



**9 MONASH ST, TRARALGON, VIC 3844** 3 1 1

Sale Price

**\$295,000**

Sale Date: 29/05/2017

Distance from Property: 425m



This report has been compiled on 05/03/2018 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

9 HOWITT STREET, 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:

\$310,000

### Median sale price

Median price

\$285,000

House

Unit

Suburb

TRARALGON

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### 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
2 BOOTH CRT, TRARALGON, VIC 3844	*\$282,000	02/08/2017
36 GWALIA ST, TRARALGON, VIC 3844	\$317,000	28/07/2017
9 MONASH ST, TRARALGON, VIC 3844	\$295,000	29/05/2017