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Statement of Information

1 LAURENCE GROVE, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 LAURENCE GROVE, TRARALGON, VIC

4 2 4

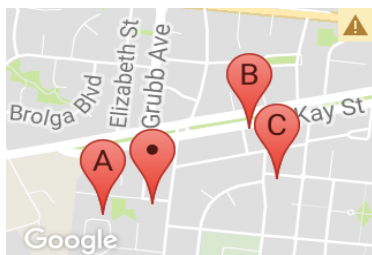
Indicative Selling Price

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

Single Price: **\$349,000**

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

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$283,500

01 April 2017 to 31 March 2018

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.



45 COSTER CIR, TRARALGON, VIC 3844

3 2 2

Sale Price

****\$355,000**

Sale Date: 21/02/2018

Distance from Property: 167m



175 KAY ST, TRARALGON, VIC 3844

3 1 2

Sale Price

\$317,900

Sale Date: 28/09/2017

Distance from Property: 412m



95 HENRY ST, TRARALGON, VIC 3844

2 2 2

Sale Price

\$296,000

Sale Date: 21/09/2017

Distance from Property: 412m



This report has been compiled on 26/04/2018 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 outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 LAURENCE GROVE, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$349,000

Median sale price

Median price

\$283,500

House

Unit

Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

Source

 pricfinder

Comparable property sales

These are the three properties sold within 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
45 COSTER CIR, TRARALGON, VIC 3844	**\$355,000	21/02/2018
175 KAY ST, TRARALGON, VIC 3844	\$317,900	28/09/2017
95 HENRY ST, TRARALGON, VIC 3844	\$296,000	21/09/2017