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Statement of Information

26 FAIRWAY DRIVE, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 FAIRWAY DRIVE, TRARALGON, VIC

4 2 2

Indicative Selling Price

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

Single Price: **\$429,900**

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.



5 EMERALD CRT, TRARALGON, VIC 3844

4 2 2

Sale Price

****\$425,000**

Sale Date: 29/01/2018

Distance from Property: 3.7km



4 ARMAGH CRT, TRARALGON, VIC 3844

4 2 4

Sale Price

***\$408,000**

Sale Date: 02/02/2018

Distance from Property: 1.7km



1 PRINCETON WAY, TRARALGON, VIC 3844

4 2 2

Sale Price

***\$415,000**

Sale Date: 23/02/2018

Distance from Property: 3.3km



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

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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

26 FAIRWAY DRIVE, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$429,900

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
5 EMERALD CRT, TRARALGON, VIC 3844	**\$425,000	29/01/2018
4 ARMAGH CRT, TRARALGON, VIC 3844	*\$408,000	02/02/2018
1 PRINCETON WAY, TRARALGON, VIC 3844	*\$415,000	23/02/2018