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Statement of Information

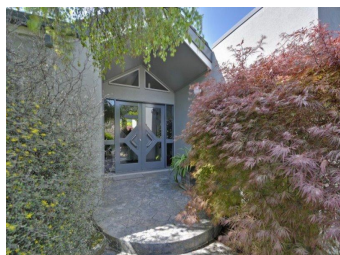
3 ATHERLEY CLOSE, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ATHERLEY CLOSE, TRARALGON, VIC

3 2 3

Indicative Selling Price

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

Single Price: **\$639,000**

Provided by: Colin Gooding, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$282,500

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.



4 ATHERLEY CL, TRARALGON, VIC 3844

4 2 2

Sale Price

***\$650,000**

Sale Date: 19/03/2018

Distance from Property: 14m



38 BUSHFIELD CRT, TRARALGON EAST, VIC

4 2 2

Sale Price

***\$650,000**

Sale Date: 08/02/2018

Distance from Property: 3km



42 ST GEORGES RD, TRARALGON, VIC 3844

5 2 3

Sale Price

***\$625,000**

Sale Date: 14/02/2018

Distance from Property: 2.1km



This report has been compiled on 16/04/2018 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

3 ATHERLEY CLOSE, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$639,000

Median sale price

Median price

\$282,500

House

Unit

Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

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
4 ATHERLEY CL, TRARALGON, VIC 3844	*\$650,000	19/03/2018
38 BUSHFIELD CRT, TRARALGON EAST, VIC 3844	*\$650,000	08/02/2018
42 ST GEORGES RD, TRARALGON, VIC 3844	*\$625,000	14/02/2018