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# Statement of Information

83 BREED STREET, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**83 BREED STREET, TRARALGON, VIC**



**Indicative Selling Price**

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

**Price Range: \$270,000 to \$300,000**

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 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.



**2/137 CROSSS RD, TRARALGON, VIC**



Sale Price

**\$281,000**

Sale Date: 08/11/2017

Distance from Property: 2.6km



**9 MCNULTY DR, TRARALGON, VIC 3844**



Sale Price

**\*\$285,000**

Sale Date: 25/11/2017

Distance from Property: 2.9km



**39 NOTTING HILL, TRARALGON, VIC 3844**



Sale Price

**\*\$285,000**

Sale Date: 22/01/2018

Distance from Property: 881m



This report has been compiled on 17/05/2018 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

83 BREED 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)

Price Range: \$270,000 to \$300,000

### Median sale price

Median price \$285,000

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
2/137 CROSS RD, TRARALGON, VIC 3844	\$281,000	08/11/2017
9 MCNULTY DR, TRARALGON, VIC 3844	*\$285,000	25/11/2017
39 NOTTING HILL, TRARALGON, VIC 3844	*\$285,000	22/01/2018