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Statement of Information

3 FIELD COURT, TRARALGON, VIC 3844

Prepared by First National Real Estate Latrobe Pty Ltd



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 FIELD COURT, TRARALGON, VIC 3844

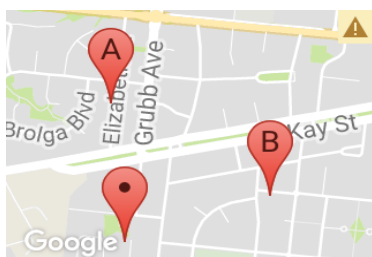
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Indicative Selling Price

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

Single Price: **\$239,000**

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$285,000

01 January 2017 to 31 December 2017

Provided by: pricfinder

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.



19 ELIZABETH ST, TRARALGON, VIC 3844

2 1 3

Sale Price

***\$225,000**

Sale Date: 10/11/2017

Distance from Property: 496m



95 HENRY ST, TRARALGON, VIC 3844

2 2 2

Sale Price

\$296,000

Sale Date: 21/09/2017

Distance from Property: 498m



1 TUCKER CT, TRARALGON, VIC 3844

2 1 2

Sale Price

***\$160,000**

Sale Date: 08/06/2017

Distance from Property: 267m

This report has been compiled on 28/02/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricfinder.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 FIELD COURT, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$239,000

Median sale price

Median price

\$285,000

House

Unit

Suburb

TRARALGON

Period

01 January 2017 to 31 December 2017

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
19 ELIZABETH ST, TRARALGON, VIC 3844	*\$225,000	10/11/2017
95 HENRY ST, TRARALGON, VIC 3844	\$296,000	21/09/2017
1 TUCKER CT, TRARALGON, VIC 3844	*\$160,000	08/06/2017