

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb and postcode)

**20 Strathcole Drive, TRARALGON VIC 3844**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

Single price **\$229,000** OR range between  &

### Median sale price

(\*Delete house or unit as applicable)

Median price **\$278,000** House  Unit  Suburb **Traralgon**

Period - From **01.07.16** to **01.06.17** Source **Price Finder**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that First National Real Estate Latrobe (Office) estate agent and (listing agent) considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1.	<b>40 Morgan Drive, Traralgon, VIC 3844</b>	<b>\$271,000</b>	<b>08.08.17</b>
2.	<b>52 Morgan Drive, Traralgon VIC 3844</b>	<b>\$292,500</b>	<b>19.07.17</b>
3.	<b>48 Morgan Drive, Traralgon VIC 3844</b>	<b>\$242,000</b>	<b>06.07.17</b>