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Statement of Information

10 CHRISTIAN RISE, TRARALGON, VIC 3844

Prepared by Rachel Kobiela, Phone: 0401 098 763



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 CHRISTIAN RISE, TRARALGON, VIC

3 2 2

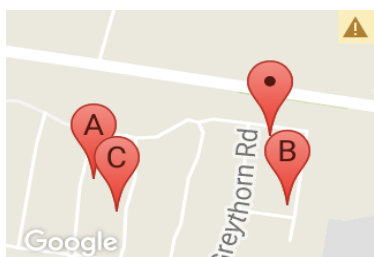
Indicative Selling Price

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

Price Range:

Provided by: Rachel Kobiela, 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.



14 WESTMINSTER ST, TRARALGON, VIC 3844

3 2 2

Sale Price

\$323,000

Sale Date: 27/09/2017

Distance from Property: 297m



9 HOLLY LANE, TRARALGON, VIC 3844

3 2 2

Sale Price

\$311,000

Sale Date: 18/09/2017

Distance from Property: 128m



7 COVENTRY RD, TRARALGON, VIC 3844

1 2 2

Sale Price

\$332,500

Sale Date: 12/10/2017

Distance from Property: 283m



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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

10 CHRISTIAN RISE, TRARALGON, VIC 3844

Indicative selling price

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

Price Range:

Median sale price

Median price

\$285,000

House

Unit

Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

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
14 WESTMINSTER ST, TRARALGON, VIC 3844	\$323,000	27/09/2017
9 HOLLY LANE, TRARALGON, VIC 3844	\$311,000	18/09/2017
7 COVENTRY RD, TRARALGON, VIC 3844	\$332,500	12/10/2017