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Statement of Information

8 HEATHER GROVE, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 HEATHER GROVE, TRARALGON, VIC



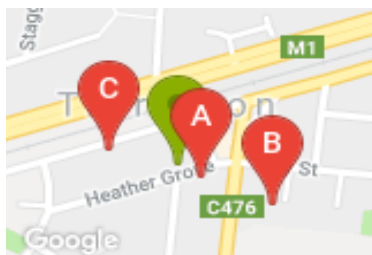
Indicative Selling Price

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

Price Range: **\$220,000 to \$245,000**

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

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$284,500

01 July 2017 to 30 June 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.



1 HEATHER GR, TRARALGON, VIC 3844



Sale Price

\$206,000

Sale Date: 08/01/2018

Distance from Property: 43m



5 STRZELECKI CRT, TRARALGON, VIC 3844



Sale Price

\$240,000

Sale Date: 19/01/2018

Distance from Property: 171m



83 BANK ST, TRARALGON, VIC 3844



Sale Price

\$250,000

Sale Date: 19/03/2018

Distance from Property: 113m



This report has been compiled on 06/07/2018 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

8 HEATHER GROVE, TRARALGON, VIC 3844

Indicative selling price

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

Price Range: \$220,000 to \$245,000

Median sale price

Median price

\$284,500

House

Unit

Suburb

TRARALGON

Period

01 July 2017 to 30 June 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
1 HEATHER GR, TRARALGON, VIC 3844	\$206,000	08/01/2018
5 STRZELECKI CRT, TRARALGON, VIC 3844	\$240,000	19/01/2018
83 BANK ST, TRARALGON, VIC 3844	\$250,000	19/03/2018