

STATEMENT OF INFORMATION

7 MERINO COURT, TRARALGON EAST, VIC 3844

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTY SALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



7 MERINO COURT, TRARALGON EAST,

4 2 4

Indicative Selling Price

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

Single Price: \$499,500

MEDIAN SALE PRICE



TRARALGON EAST, VIC, 3844

Suburb Median Sale Price (House)

\$500,000

01 July 2016 to 30 June 2017

Provided by:

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 MERINO CRT, TRARALGON EAST, VIC 3844

4 2 2

Sale Price

\$490,000

Sale Date: 18/02/2016

Distance from Property: 55m



3 BUSHFIELD CRT, TRARALGON EAST, VIC

6 2 4

Sale Price

***\$522,500**

Sale Date: 18/05/2017

Distance from Property: 256m



4 JACK FARMER WAY, TRARALGON EAST, VIC

4 2 4

Sale Price

\$470,000

Sale Date: 22/06/2016

Distance from Property: 88m



This report has been compiled on 13/07/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

7 MERINO COURT, TRARALGON EAST, VIC 3844

Indicative selling price

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

Single Price: \$499,500

Median sale price

Median price

\$500,000

House

Unit

Suburb

TRARALGON EAST

Period

01 July 2016 to 30 June 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
2 MERINO CRT, TRARALGON EAST, VIC 3844	\$490,000	18/02/2016
3 BUSHFIELD CRT, TRARALGON EAST, VIC 3844	*\$522,500	18/05/2017
4 JACK FARMER WAY, TRARALGON EAST, VIC 3844	\$470,000	22/06/2016