



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8345 GOULBURN VALLEY HIGHWAY,

4 2 4

Indicative Selling Price

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

Price Range: \$760,000 to \$760,000

MEDIAN SALE PRICE



TRAWOOL, VIC, 3660

Suburb Median Sale Price (House)

\$615,000

01 April 2017 to 31 March 2018

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.



8343 GOULBURN VALLEY HWY, TRAWOOL,

5 3 2

Sale Price

\$475,000

Sale Date: 10/11/2017

Distance from Property: 128m



6 NAZEK CRT, WHITEHEADS CREEK, VIC 3660

3 4 2

Sale Price

\$601,000

Sale Date: 09/11/2017

Distance from Property: 5.2km



8451 GOULBURN VALLEY HWY, TRAWOOL,

3 2 2

Sale Price

\$615,000

Sale Date: 17/10/2017

Distance from Property: 669m



This report has been compiled on 23/05/2018 by Janelle Puppa Real Estate. 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

8345 GOULBURN VALLEY HIGHWAY, TRAWOOL, VIC 3660

Indicative selling price

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

Price Range:

\$760,000 to \$760,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

TRAWOOL

Period

01 April 2017 to 31 March 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
8343 GOULBURN VALLEY HWY, TRAWOOL, VIC 3660	\$475,000	10/11/2017
6 NAZEK CRT, WHITEHEADS CREEK, VIC 3660	\$601,000	09/11/2017
8451 GOULBURN VALLEY HWY, TRAWOOL, VIC 3660	\$615,000	17/10/2017