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REAL ESTATE

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Statement of Information

2 HAMMOND COURT, TRARALGON, VIC 3844

Prepared by Colin Gooding, Phone: 0421 333 116



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 HAMMOND COURT, TRARALGON, VIC

4 2 2

Indicative Selling Price

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

Single Price: **\$575,000**

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

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$285,000

01 January 2017 to 31 December 2017

Provided by: pricfinder

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.



16 ETON AVE, TRARALGON, VIC 3844

4 2 2

Sale Price

***\$550,000**

Sale Date: 19/12/2017

Distance from Property: 1.9km



43 ETON AVE, TRARALGON, VIC 3844

4 2 6

Sale Price

\$549,000

Sale Date: 10/11/2017

Distance from Property: 1.5km



5 OXFORD PL, TRARALGON, VIC 3844

4 2 2

Sale Price

\$532,500

Sale Date: 19/06/2017

Distance from Property: 1.1km



This report has been compiled on 05/03/2018 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

2 HAMMOND COURT, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$575,000

Median sale price

Median price

\$285,000

House

Unit

Suburb

TRARALGON

Period

01 January 2017 to 31 December 2017

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
16 ETON AVE, TRARALGON, VIC 3844	*\$550,000	19/12/2017
43 ETON AVE, TRARALGON, VIC 3844	\$549,000	10/11/2017
5 OXFORD PL, TRARALGON, VIC 3844	\$532,500	19/06/2017