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Statement of Information

11/83 MARSHALLS ROAD, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

11/83 MARSHALLS ROAD, TRARALGON,



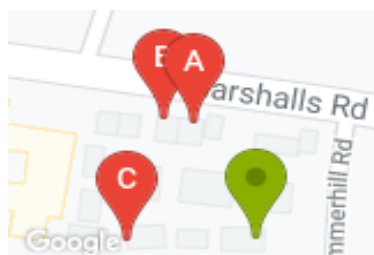
Indicative Selling Price

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

Single Price: **179,000**

Provided by: Simon Burns, First National Real Estate Latrobe Pty Ltd

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (Unit)

\$219,500

01 July 2019 to 30 June 2020

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.

39/83 MARSHALLS RD, TRARALGON, VIC 3844



Sale Price

\$229,000

Sale Date: 16/01/2020

Distance from Property: 57m



37/83 MARSHALLS RD, TRARALGON, VIC 3844



Sale Price

\$229,000

Sale Date: 23/01/2020

Distance from Property: 65m



21/83 MARSHALLS RD, TRARALGON, VIC 3844



Sale Price

\$179,000

Sale Date: 17/07/2020

Distance from Property: 52m



This report has been compiled on 03/09/2020 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2020 - 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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

Indicative selling price

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

Single Price:

Median sale price

Median price Property type Suburb
Period 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
39/83 MARSHALLS RD, TRARALGON, VIC 3844	\$229,000	16/01/2020
37/83 MARSHALLS RD, TRARALGON, VIC 3844	\$229,000	23/01/2020
21/83 MARSHALLS RD, TRARALGON, VIC 3844	\$179,000	17/07/2020

This Statement of Information was prepared