

STATEMENT OF INFORMATION

8 IBIS COURT, TRARALGON, VIC 3844

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 IBIS COURT, TRARALGON, VIC 3844

4 4 3

Indicative Selling Price

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

Single Price: **\$545,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$282,500

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.



36 GRADUATE PL, TRARALGON, VIC 3844

5 2 3

Sale Price

\$560,000

Sale Date: 09/12/2017

Distance from Property: 2.2km



16 ETON AVE, TRARALGON, VIC 3844

4 2 2

Sale Price

\$550,000

Sale Date: 18/12/2017

Distance from Property: 2.3km



This report has been compiled on 21/04/2018 by Danny Edebohls Property Sales. 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 IBIS COURT, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$545,000

Median sale price

Median price

\$282,500

House

X

Unit


Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

The estate agent or agent’s representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Address of comparable property	Price	Date of sale
36 GRADUATE PL, TRARALGON, VIC 3844	\$560,000	09/12/2017
16 ETON AVE, TRARALGON, VIC 3844	\$550,000	18/12/2017