# **STATEMENT OF INFORMATION**

8 IBIS COURT, TRARALGON, VIC 3844 PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES







### **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



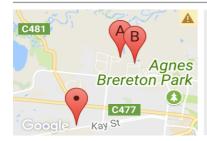
Provided by Clinton Toylor, Doom

Danny Edebohls

Provided by: Clinton Taylor, Danny Edebohls Property Sales

DPERTYSA

# **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.





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	Х	Unit	Suburb	TRARALGON
Period	01 April 2017 to 31 March 2018		Source	р	pricefinder	

### **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