

# Statement of Information

137 LIDDIARD ROAD, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 137 LIDDIARD ROAD, TRARALGON, VIC







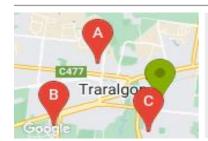
**Indicative Selling Price** 

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

Single Price: \$399,000

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

## **MEDIAN SALE PRICE**



# TRARALGON, VIC, 3844

**Suburb Median Sale Price (House)** 

\$435,000

01 April 2021 to 31 March 2022

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.



10 LINDSAY CRT, TRARALGON, VIC 3844







Sale Price

\$395,000

Sale Date: 31/03/2022

Distance from Property: 2km





14 FERNLEA ST, TRARALGON, VIC 3844









Sale Price

\$410,000

Sale Date: 08/03/2022

Distance from Property: 2.8km





6 KEVIN CRT, TRARALGON, VIC 3844







Sale Price

\$398,000

Sale Date: 02/02/2022

Distance from Property: 882m



This report has been compiled on 24/06/2022 by First National Real Estate Latrobe Pty Ltd . Property Data Solutions Pty Ltd 2022 - www.pricefinder.com.au

# 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.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale	Pro	perty	offered	for	sale
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Address Including suburb and postcode	137 LIDDIARD ROAD, TRARALGON, VIC 3844
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#### Indicative selling price

For the meaning of this	price see consumer.vi	c.gov.au/underquoting
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Single Price: \$399,000	Single Price:	\$399,000
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#### Median sale price

Median price	\$435,000	Property type	House	Suburb TRARALGON	
Period	01 April 2021 to 31 March 2022		Source	pricefinder	

#### 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
10 LINDSAY CRT, TRARALGON, VIC 3844	\$395,000	31/03/2022
14 FERNLEA ST, TRARALGON, VIC 3844	\$410,000	08/03/2022
6 KEVIN CRT, TRARALGON, VIC 3844	\$398,000	02/02/2022

This Statement of Information was prepared on:

24/06/2022

