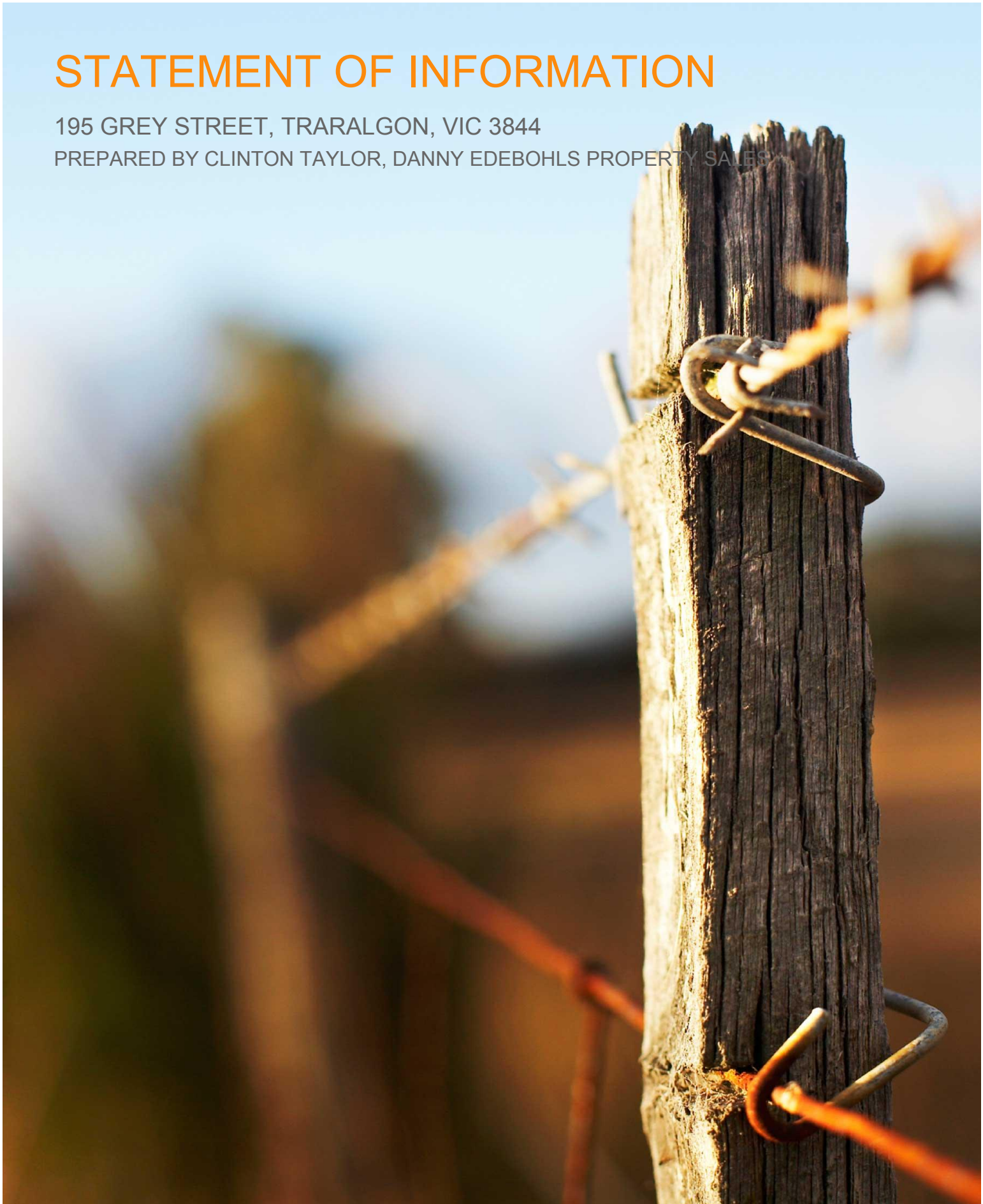


STATEMENT OF INFORMATION

195 GREY STREET, TRARALGON, VIC 3844

PREPARED BY CLINTON TAYLOR, DANNY EDEBOHLS PROPERTY SALES

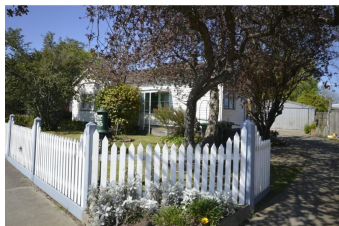


Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



195 GREY STREET, TRARALGON, VIC 3844  3  1  2

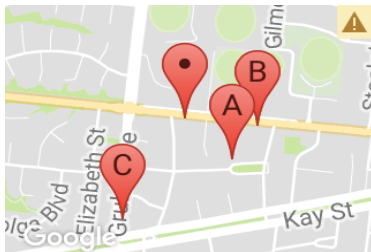
Indicative Selling Price

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

Single Price: **\$205,000**

Provided by: Clinton Taylor, Danny Edebohls Property Sales

MEDIAN SALE PRICE



TRARALGON, VIC, 3844

Suburb Median Sale Price (House)

\$284,000

01 April 2017 to 31 March 2018

Provided by: 

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.



8 POLLOCK AVE, TRARALGON, VIC 3844

 3  1  2

Sale Price

\$195,000

Sale Date: 30/01/2018

Distance from Property: 211m



177 GREY ST, TRARALGON, VIC 3844

 3  1  2

Sale Price

\$198,000

Sale Date: 29/04/2017

Distance from Property: 239m



10 GRUBB AVE, TRARALGON, VIC 3844

 3  1  2

Sale Price

\$200,000

Sale Date: 15/09/2017

Distance from Property: 409m



This report has been compiled on 14/05/2018 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

195 GREY STREET, TRARALGON, VIC 3844

Indicative selling price

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

Single Price:

\$205,000

Median sale price

Median price

\$284,000

House

X

Unit

Suburb

TRARALGON

Period

01 April 2017 to 31 March 2018

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
8 POLLOCK AVE, TRARALGON, VIC 3844	\$195,000	30/01/2018
177 GREY ST, TRARALGON, VIC 3844	\$198,000	29/04/2017
10 GRUBB AVE, TRARALGON, VIC 3844	\$200,000	15/09/2017