

## HOUSE Offered for Sale

21 Roscommon Drive Traralgon VIC 3844

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$289,000













## Median Sale Price

\$300,000 Houses in Traralgon between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 5 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.

|   |   |            |                  |           |                  |
|---|---|------------|------------------|-----------|------------------|
|  | <b>4 Madsen Avenue Traralgon VIC 3844</b>   | Sold Price | <b>\$285,000</b> | Sold Date | <b>21-Sep-17</b> |
|   |  2  1  1 |            |                  | Distance  | <b>0.57km</b>    |
|  | <b>1 Churchill Street Traralgon VIC 3844</b>  | Sold Price | <b>\$269,000</b> | Sold Date | <b>28-Jun-18</b> |
|   |  2  1  1 |            |                  | Distance  | <b>2.24km</b>    |
|  | <b>1/45 St Georges Road Traralgon VIC 3844</b>  | Sold Price | <b>\$299,000</b> | Sold Date | <b>10-Aug-18</b> |
|   |  2  1  1 |            |                  | Distance  | <b>3.06km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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