

# Statement of Information

2/173 LIDDIARD ROAD, TRARALGON, VIC 3844

Prepared by Simon Burns, Phone: 0421 333 114



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 2/173 LIDDIARD ROAD, TRARALGON, VIC 🕮 2 🕒 1 🚓 1







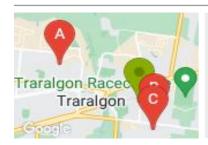
**Indicative Selling Price** 

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

Single Price: \$269,000

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

### **MEDIAN SALE PRICE**



# TRARALGON, VIC, 3844

**Suburb Median Sale Price (House)** 

\$450,000

01 July 2021 to 30 June 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.



34 CHENHALL CRES, TRARALGON, VIC 3844







Sale Price

\$279,000

Sale Date: 11/08/2021

Distance from Property: 2.3km





5 ALLEN CRES, TRARALGON, VIC 3844









Sale Price

\$274,000

Sale Date: 02/09/2021

Distance from Property: 574m





19 CAMERON ST, TRARALGON, VIC 3844







Sale Price

\$243.000

Sale Date: 26/08/2021

Distance from Property: 861m



This report has been compiled on 27/07/2022 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

**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

Address	
Including suburb and	,
postcode	1

2/173 LIDDIARD ROAD, TRARALGON, VIC 3844

### Indicative selling price

Ear the meaning	of thic r	rico coo	concumor vic c	iov au/undorauotina
rui ille illealillu	OI IIIIS L	JIICE SEE '	CONSUMEN.VIC.C	ov.au/underquoting

Single Price:	\$269,000
Single Price:	\$269,000 

### Median sale price

Median price	\$450,000	Property type	House	Suburb	TRARALGON
Period	d 01 July 2021 to 30 June 2022		Source	ı	oricefinder

#### 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
34 CHENHALL CRES, TRARALGON, VIC 3844	\$279,000	11/08/2021
5 ALLEN CRES, TRARALGON, VIC 3844	\$274,000	02/09/2021
19 CAMERON ST, TRARALGON, VIC 3844	\$243,000	26/08/2021

This Statement of Information was prepared on:

27/07/2022

