

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 Palmgate Terrace Traralgon VIC 3844

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$435,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$323,000

Property type

House

Suburb

Traralgon

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* 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

32 Sundale Road Traralgon VIC 3844	\$422,500	15-Jan-20
2 Emerald Court Traralgon VIC 3844	\$430,000	15-Dec-19
1 Avon Close Traralgon VIC 3844	\$424,500	04-Mar-20

OR

B* ~~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.~~

This Statement of Information was prepared on: 19 March 2020

**32 Sundale Road Traralgon VIC 3844**

4 2 2

Sold Price **\$422,500** Sold Date **15-Jan-20**Distance **0.18km****Notes from your agent**

4 bedroom, 2 x WIR, 1 x BIR while the master includes WIR & ensuite. Study. Oversized lounge. Dining, kitchen & family zone. Undercover outdoor entertaining area complete with spa.

**2 Emerald Court Traralgon VIC 3844**

4 2 2

Sold Price **\$430,000** Sold Date **15-Dec-19**Distance **0.36km****Notes from your agent**

4 bedroom family residence. Well-proportioned living room. Court yard garden. Open plan kitchen, family & dining space. 4 sizeable bedrooms all with excellent storage, full ensuite to the master. Central family bathroom including spa & separate shower. Undercover outdoor entertaining. Double drive through garage. Separate powered workshop.

**1 Avon Close Traralgon VIC 3844**

4 2 2

Sold Price **\$424,500** Sold Date **04-Mar-20**Distance **0.94km****Notes from your agent**

Quality 4 bedroom home. Open plan living & dining room with stone top bench tops. North facing alfresco. Separate large living room. Master suite includes large WIR & ensuite while 3 remaining bedrooms include BIR. Oversized double garage, additional work shop & 3rd toilet.

RS = Recent sale

UN = Undisclosed Sale

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