

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

3 Wexford Close 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

\$445,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

Property type

House

Suburb

Traralgon

Period-from

01 Nov 2019

to

31 Oct 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

8 Leinster Avenue Traralgon VIC 3844	\$415,000	26-Mar-20
50 Donegal Avenue Traralgon VIC 3844	\$445,000	14-Sep-20
6 Monaghan Close Traralgon VIC 3844	\$430,000	06-Aug-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: 27 November 2020

**8 Leinster Avenue Traralgon VIC
3844**

4 2 2

Sold Price

\$415,000Sold Date **26-Mar-20**Distance **0.09km****Notes from your agent**

4 bedroom. Study. 3 living zones. Side access. Great outdoor undercover entertaining area.

**50 Donegal Avenue Traralgon VIC
3844**

4 2 2

Sold Price

\$445,000Sold Date **14-Sep-20**Distance **0.13km****6 Monaghan Close Traralgon VIC
3844**

4 2 2

Sold Price

\$430,000Sold Date **06-Aug-20**Distance **0.33km****Notes from your agent**

Kitchen with modern appliances, stone bench tops & breakfast bar with adjoining dining & lounge. 4 bedrooms, master with WIR & ensuite with spa, remaining 3 bedrooms all include BIR. Formal lounge at front of the home + additional rumpus room. Central family bathroom with separate shower and bath. Gas central heating. Ducted evaporative cooling. 6x9m shed with drive-through access.

RS = Recent sale

UN = Undisclosed Sale

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