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	4 Eton Avenue 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	$730,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$325,000	Property type	House	Suburb	Traralgon
Period-from	01 Sep 2019	to	31 Aug 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
5 Dunsmuir Grove Traralgon VIC 3844	$765,000	03-Jul-20
5 Waterrun Close Traralgon VIC 3844	$730,000	27-Aug-19
14 Hedges Avenue Traralgon VIC 3844	$700,000	24-Apr-19

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: 22 September 2020

ONE AGENCY LATROBE VALLEY
Anthony Bloomfield
M 0455 303 750
E anthony@oneagencylv.com.au



5 Dunsmuir Grove Traralgon VIC 3844

3 2 -

Sold Price **$765,000** Sold Date **03-Jul-20**

Distance **0.04km**



5 Waterrun Close Traralgon VIC 3844

5 3 2

Sold Price **$730,000** Sold Date **27-Aug-19**

Distance **2.96km**

Notes from your agent

Overlooks a magnificent lake. Master bedroom features a huge dressing room & ensuite. 2nd bedroom includes a WIR & ensuite, 3rd bedroom a BIR, and the 4th bedroom a large WIR. Study. Centrally located kitchen walk thru butler's pantry, ceaserstone bench. Family living/meals area combined. Rumpus room. Enclosed BBQ alfresco dining area. 4mx9m solar heated in ground pool + separate in ground spa.



14 Hedges Avenue Traralgon VIC 3844

5 3 2

Sold Price **$700,000** Sold Date **24-Apr-19**

Distance **1.17km**

Notes from your agent

5 bedrooms, master with stunning ensuite & WIR. Family bathroom features separate bath & shower. Huge open plan living, kitchen, meals + family lounge area. Kitchen comprises WIP, stone bench tops, high-end stainless steel appliances. Formal sitting area. Decked outdoor living area. Gas ducted heating. Refrigerated cooling. Polished timber boards. Oversized double garage. Colorbond shed.

RS = Recent sale **UN** = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2020 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.