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	33 Hyland Street 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	$345,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$376,250	Property type	House	Suburb	Traralgon
Period-from	01 Nov 2020	to	31 Oct 2021	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
1 Lyndon Crescent Traralgon VIC 3844	$350,000	13-Jan-21
177 Liddiard Road Traralgon VIC 3844	$350,000	25-Feb-21
3 Dowling Street Traralgon VIC 3844	$329,000	01-Feb-21

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: 24 November 2021

ONE AGENCY LATROBE VALLEY

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1 Lyndon Crescent Traralgon VIC 3844

3 1 5

Sold Price **$350,000** Sold Date **13-Jan-21**

Distance **0.35km**

Notes from your agent

Good sized lounge, modernised kitchen with laminate bench tops, electric oven & cooktop & step in pantry. 3 bedrooms with BIRs. Updated bathroom with shower, spa bath & toilet plus a second toilet in the laundry. Second living/dining room with s/s air con & wood heater, sunroom/rumpus. Outdoor entertaining area with wood heater. Ample shedding with 3 electric roller doors, secure front yard.



177 Liddiard Road Traralgon VIC 3844

3 1 2

Sold Price Sold Date **25-Feb-21**

Distance **0.53km**

Notes from your agent

Rendered brick home fully enclosed front and rear yard. Updated kitchen with good sized pantry, gas cooking & dishwasher. Spacious lounge with split system, ceiling fan & gas wall furnace. Beautifully renovated bathroom with separate bath & shower. 3 bedrooms have ceiling fans & BIRs, new carpet with one bedroom enjoying its own split system. Double garage with remote roller door



3 Dowling Street Traralgon VIC 3844

3 1 4

Sold Price **$329,000** Sold Date **01-Feb-21**

Distance **0.63km**

Notes from your agent

3 bedrooms with BIRs in two, spacious living area with gas heating, well appointed kitchen with slow combustion and electric cooking and good bench and cupboard space, separate dining / meals area. Externally there's a huge undercover carport, double garage, twin storage rooms / workshops and the garden shed as well as extensive veggie garden.

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

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