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	12 West Court 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	$349,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$315,000	Property type	House	Suburb	Traralgon
Period-from	01 Jan 2019	to	31 Dec 2019	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
14 West Court Traralgon VIC 3844	$302,500	22-Feb-19
6 Canfield Crescent Traralgon VIC 3844	$305,000	04-Sep-19
13 Blundell Court Traralgon VIC 3844	$315,000	20-Nov-18

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: 08 January 2020

ONE AGENCY LATROBE VALLEY

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14 West Court Traralgon VIC 3844 Sold Price **$302,500** Sold Date **22-Feb-19**

3 1 2 Distance **0.03km**

Notes from your agent

Rendered brick home. 3 bedrooms with built-in robes and ceiling fans. 2 spacious living areas. Kitchen complete with breakfast bar, wall oven and corner pantry. Renovated bathroom with separate toilet. Gas ducted heating. Split system air conditioning. Solar power system. Decked outdoor area. Double carport and a large powered shed.



6 Canfield Crescent Traralgon VIC 3844 Sold Price **$305,000** Sold Date **04-Sep-19**

3 1 3 Distance **0.11km**

Notes from your agent

3 good sized bedrooms all with BIR & fans. Large lounge with gas log fire. Spacious kitchen with ample bench space, BIP, dishwasher, breakfast bar. Dining adjoins kitchen. Separate shower room & family bathroom. Car & boat/caravan storage. Gas heating. Split system a/c. Further a/c in rumpus.



13 Blundell Court Traralgon VIC 3844 Sold Price **$315,000** Sold Date **20-Nov-18**

3 1 1 Distance **0.93km**

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

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