

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 or  
locality and postcode

39 Kitchener Street, Trafalgar Vic 3824

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$390,000

**Median sale price**

Median price \$431,500

Property Type House

Suburb Trafalgar

Period - From 01/12/2019

to 30/11/2020

Source REIV

**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 eighteen 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		
2		
3		

**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 eighteen months.

This Statement of Information was prepared on:

01/12/2020 17:01

39 Kitchener Street, Trafalgar Vic 3824



3 -

**Property Type:** House (New - Detached)

**Land Size:** 1013 sqm approx

Agent Comments

**Indicative Selling Price**

\$390,000

**Median House Price**

01/12/2019 - 30/11/2020: \$431,500

## Comparable Properties

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 eighteen months.