

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

3/8 Ashby Street Trafalgar VIC 3824

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$340,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$312,500

Property type

Unit

Suburb

Trafalgar

Period-from

01 Mar 2020

to

28 Feb 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

2/10 Ashby Street Trafalgar VIC 3824	\$395,000	24-Dec-19
9 Neptune Lane Trafalgar VIC 3824	\$387,500	07-Nov-19
1 Page Court Trafalgar VIC 3824	\$335,000	15-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.~~

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2/10 Ashby Street Trafalgar VIC 3824

Sold Price

\$395,000

Sold Date

24-Dec-19

3 2 2

Distance

0.03km



9 Neptune Lane Trafalgar VIC 3824

Sold Price

\$387,500

Sold Date

07-Nov-19

3 2 2

Distance

0.24km



1 Page Court Trafalgar VIC 3824

Sold Price

^{RS} **\$335,000**

Sold Date

15-Feb-21

2 1 2

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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