

## 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

48 Ashby Street Trafalgar VIC 3824
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### Indicative selling price

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

Single Price 

\$450,000
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 or range between 

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 & 

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### Median sale price

(\*Delete house or unit as applicable)

Median Price 

\$396,000
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 Property type 

House
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 Suburb 

Trafalgar
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Period-from 

01 Jan 2019
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 to 

31 Dec 2019
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 Source 

Corelogic
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### 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
3 Ashby Street Trafalgar VIC 3824	\$405,000	19-Aug-19
87 Thorpdale Road Trafalgar VIC 3824	\$410,000	25-Jul-19
43 Seven Mile Road Trafalgar VIC 3824	\$480,000	06-Sep-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: 21 January 2020



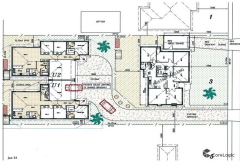
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**3 Ashby Street Trafalgar VIC 3824**

Sold Price

**\$405,000**

Sold Date

**19-Aug-19**

4 1 1

Distance

**0.44km**



**87 Thorpdale Road Trafalgar VIC 3824**

Sold Price

**\$410,000**

Sold Date

**25-Jul-19**

4 1 2

Distance

**0.71km**



**43 Seven Mile Road Trafalgar VIC 3824**

Sold Price

**\$480,000**

Sold Date

**06-Sep-18**

3 1 7

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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