# 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

1 RED GUM AVENUE 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	\$480,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$371,500	Prope	erty type		Unit	Suburb	Trafalgar
Period-from	01 Mar 2022	to	28 Feb 2	2023	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
15 POPLAR CLOSE TRAFALGAR VIC 3824	\$530,000	17-Dec-21
11 BERENGER AVENUE TRAFALGAR VIC 3824	\$545,000	12-Oct-21
6 KITCHENER STREET TRAFALGAR VIC 3824	\$540,000	30-Jun-22

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.

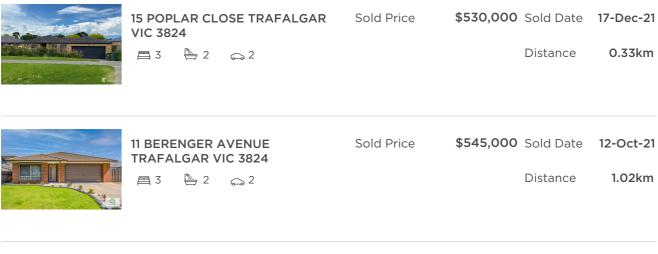
This Statement of Information was prepared on: 08 March 2023



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6 KITCH VIC 382		STREET	TRAFALGAR	Sold Price	\$540,000	Sold Date	30-Jun-22
<b>B</b> 3	2 🚔	<sub>ක</sub> 2				Distance	1.13km

#### RS = Recent sale UN = Undisclosed Sale

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