

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 ANZAC ROAD 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

\$515,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$558,500

Property type

House

Suburb

Trafalgar

Period-from

01 Jan 2024

to

31 Dec 2024

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

| | | |
|--------------------------------------|-----------|-----------|
| 7 EDWARD CRESCENT TRAFALGAR VIC 3824 | \$535,000 | 09-Aug-24 |
| 45 ASHBY STREET TRAFALGAR VIC 3824 | \$460,000 | 24-Dec-24 |
| 6 ANZAC ROAD TRAFALGAR VIC 3824 | \$520,000 | 23-Aug-24 |

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: 26 January 2025



**7 EDWARD CRESCENT
TRAFALGAR VIC 3824**

3 1 -

Sold Price **\$535,000** Sold Date **09-Aug-24**

Distance **0.85km**



**45 ASHBY STREET TRAFALGAR
VIC 3824**

3 1 2

Sold Price ^{RS} **\$460,000** Sold Date **24-Dec-24**

Distance **0.74km**



**6 ANZAC ROAD TRAFALGAR VIC
3824**

3 1 1

Sold Price **\$520,000** Sold Date **23-Aug-24**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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