

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

100 Thorpdale 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

\$225,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$392,000

Property type

Other

Suburb

Trafalgar

Period-from

01 Jan 2019

to

31 Dec 2019

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

8 Flores Street Trafalgar VIC 3824	\$220,000	14-Nov-18
1 Farmers Way Trafalgar VIC 3824	\$195,000	18-Jan-19
8 Farmers Way Trafalgar VIC 3824	\$215,000	26-Mar-19

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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8 Flores Street Trafalgar VIC 3824

Sold Price

\$220,000

Sold Date

14-Nov-18

- - -

Distance

1.23km



1 Farmers Way Trafalgar VIC 3824

Sold Price

\$195,000

Sold Date

18-Jan-19

- - -

Distance

1.84km



8 Farmers Way Trafalgar VIC 3824

Sold Price

\$215,000

Sold Date

26-Mar-19

- - -

Distance

1.93km

RS = Recent sale

UN = Undisclosed Sale

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