

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

35 Edward Crescent 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Trafalgar

Period-from

01 Feb 2021

to

31 Jan 2022

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

13 Poplar Close Trafalgar VIC 3824	\$550,000	02-Oct-21
11 Berenger Avenue Trafalgar VIC 3824	\$545,000	12-Oct-21
9 Poplar Close Trafalgar VIC 3824	\$480,000	19-Aug-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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13 Poplar Close Trafalgar VIC 3824

Sold Price

\$550,000

Sold Date

02-Oct-21

4 2 2

Distance

0.44km



11 Berenger Avenue Trafalgar VIC 3824

Sold Price

\$545,000

Sold Date

12-Oct-21

3 2 2

Distance

1.16km



9 Poplar Close Trafalgar VIC 3824

Sold Price

\$480,000

Sold Date

19-Aug-21

3 2 2

Distance

0.39km



23 Poplar Close Trafalgar VIC 3824

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

18-Dec-21

3 2 3

Distance

0.37km



13 Anzac Road Trafalgar VIC 3824

Sold Price

\$550,000

Sold Date

01-Oct-21

3 1 2

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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