

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

15 Poplar Close 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

\$545,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Trafalgar

Period-from

01 Dec 2020

to

30 Nov 2021

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

14 Vincent Boulevard Trafalgar VIC 3824	\$530,000	04-May-21
11 Fernlea Close Trafalgar VIC 3824	\$539,000	25-Jul-21
84 Contingent Street Trafalgar VIC 3824	\$543,000	31-Jul-20

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: 10 December 2021



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14 Vincent Boulevard Trafalgar VIC 3824

Sold Price

\$530,000

Sold Date

04-May-21



4



2



2

Distance

0.13km



11 Fernlea Close Trafalgar VIC 3824

Sold Price

\$539,000

Sold Date

25-Jul-21



3



2



2

Distance

0.48km



84 Contingent Street Trafalgar VIC 3824

Sold Price

\$543,000

Sold Date

31-Jul-20



3



2



2

Distance

0.49km



14 Davey Drive Trafalgar VIC 3824

Sold Price

\$575,000

Sold Date

05-Aug-21



4



2



2

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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