

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

42 COLLINGWOOD DRIVE 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

\$875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Trafalgar

Period-from

01 Feb 2023

to

31 Jan 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

6 BULLEN COURT TRAFALGAR VIC 3824	\$930,000	21-Dec-22
140 MELALEUCA DRIVE TRAFALGAR EAST VIC 3824	\$1,025,000	24-Oct-22
54 MURRAY STREET TRAFALGAR VIC 3824	\$900,000	14-Sep-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: 01 February 2024


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6 BULLEEN COURT TRAFALGAR VIC 3824
Sold Price
\$930,000
Sold Date
21-Dec-22


4



2



6


Distance
0.63km



140 MELALEUCA DRIVE
TRAFALGAR EAST VIC 3824
Sold Price
\$1,025,000
Sold Date
24-Oct-22


4



2



5


Distance
3.05km



54 MURRAY STREET TRAFALGAR
VIC 3824
Sold Price
\$900,000
Sold Date
14-Sep-22


5


3


6

Distance
0.68km

RS = Recent sale UN = Undisclosed Sale

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