

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

10 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

or range
between

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Trafalgar

Period-from

01 Apr 2023

to

31 Mar 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

135 PRINCES HIGHWAY TRAFALGAR VIC 3824	\$550,000	04-Dec-23
41 ANZAC ROAD TRAFALGAR VIC 3824	\$500,111	21-Nov-23
5 BROWN STREET TRAFALGAR VIC 3824	\$460,000	22-Nov-23

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: 19 April 2024

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**135 PRINCES HIGHWAY
TRAFALGAR VIC 3824**

 3  2  2

Sold Price

\$550,000

Sold Date **04-Dec-23**

Distance

0.2km



**41 ANZAC ROAD TRAFALGAR VIC
3824**

 3  1  2

Sold Price

\$500,111

Sold Date **21-Nov-23**

Distance

0.48km

41 Anzac Road - Trafalgar



**5 BROWN STREET TRAFALGAR
VIC 3824**

 3  2  2

Sold Price

\$460,000

Sold Date **22-Nov-23**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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