

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

17 Princes Highway 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Trafalgar

Period-from

01 Jan 2021

to

31 Dec 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

16 Seven Mile Road Trafalgar VIC 3824	\$517,000	27-Nov-21
65 Contingent Street Trafalgar VIC 3824	\$540,000	15-Sep-21
13 Poplar Close Trafalgar VIC 3824	\$550,000	02-Oct-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.~~

This Statement of Information was prepared on: 28 January 2022



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16 Seven Mile Road Trafalgar VIC 3824

Sold Price

^{RS} **\$517,000**

Sold Date

27-Nov-21

3 2 2

Distance

0.67km



65 Contingent Street Trafalgar VIC 3824

Sold Price

\$540,000

Sold Date

15-Sep-21

3 2 1

Distance

0.96km



13 Poplar Close Trafalgar VIC 3824

Sold Price

\$550,000

Sold Date

02-Oct-21

4 2 2

Distance

1.23km



13 Chestnut Street Trafalgar VIC 3824

Sold Price

^{RS} **\$665,000**

Sold Date

14-Dec-21

3 2 2

Distance

1.34km



56 Vincent Boulevard Trafalgar VIC 3824

Sold Price

\$615,000

Sold Date

09-Nov-21

4 2 2

Distance

1.45km



19 Villeneuve Drive Trafalgar VIC 3824

Sold Price

\$608,000

Sold Date

09-Sep-21

3 2 2

Distance

1.5km

RS = Recent sale

UN = Undisclosed Sale

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