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

143 PRINCES HIGHWAY TRAFALGAR VIC 3824

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	かつ4つ ししし	&	\$590,000					
Median sale price (*Delete house or unit as applicable)										
Median Price	\$567,500	Property type	House	Suburb	Trafalgar					

30 Jun 2024

Source

Comparable property sales (*Delete A or B below as applicable)

01 Jul 2023

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.

to

Address of comparable property	Price	Date of sale	
12 GIBSON STREET TRAFALGAR VIC 3824	\$580,000	20-Feb-24	
15 GIBSON STREET TRAFALGAR VIC 3824	\$558,500	03-Apr-24	
46 ASHBY STREET TRAFALGAR VIC 3824	\$580,000	07-Feb-24	

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: 26 July 2024



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consumer.vic.gov.au

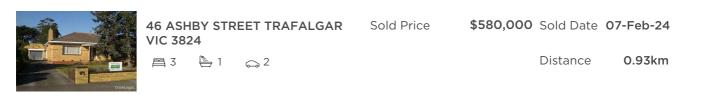
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	12 GIBSON STREET TRAFALGAR VIC 3824	Sold Price	\$580,000	Sold Date	20-Feb-24
	🚍 4 🐚 1 👝 2			Distance	0.46km
	15 GIBSON STREET TRAFALGAR VIC 3824	Sold Price	\$558,500	Sold Date	03-Apr-24
	🚍 3 🕒 1 😞 2			Distance	0.51km



RS = Recent sale UN = Undisclosed Sale

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