

## 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

13 Anzac Road Trafalgar VIC 3824

### Indicative selling price

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

Single Price

\$550,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Trafalgar

Period-from

01 Sep 2020

to

31 Aug 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

2 Church Street Trafalgar VIC 3824	\$625,000	01-Apr-21
8 Anzac Road Trafalgar VIC 3824	\$428,000	26-Feb-21
48 Summerlea Street Trafalgar VIC 3824	\$430,000	29-Jun-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.

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Strzelecki Realty

Aaron Megaw

P 03 5633 2858

M 0488 927 133

E aaron@strzeleckirealty.com.au



**2 Church Street Trafalgar VIC 3824** Sold Price **\$625,000** Sold Date **01-Apr-21**

3 2 2

Distance **0.15km**



**8 Anzac Road Trafalgar VIC 3824** Sold Price **\$428,000** Sold Date **26-Feb-21**

3 1 -

Distance **0.27km**



**48 Summerlea Street Trafalgar VIC 3824** Sold Price <sup>RS</sup> **\$430,000** Sold Date **29-Jun-21**

3 1 1

Distance **0.31km**



**76 Anzac Road Trafalgar VIC 3824** Sold Price **\$415,000** Sold Date **09-Apr-21**

3 1 -

Distance **0.43km**



**9 Edward Crescent Trafalgar VIC 3824** Sold Price **\$429,000** Sold Date **12-May-21**

3 1 2

Distance **0.64km**



**23 School Road Trafalgar VIC 3824** Sold Price **\$482,500** Sold Date **25-May-21**

3 2 2

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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