

STATEMENT OF INFORMATION

Single residential property located outside the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 50 Murray Street, Trafalgar

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$495,000 & \$544,500

Median sale price

Median price \$352,500 House x Suburb or locality Trafalgar

Period - From Nov 2017 to Oct 2018

Source REIV propertydata.com.au

Comparable property sales

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
1. 44 Murray street, Trafalgar	\$525,000	9/1/18
2. 3 Rotheram Court, Trafalgar	\$536,000	19/12/17
3. 5 Collingwood Drive, Trafalgar	\$495,000	30/7/18

Property data source: REIV propertydata.com.au. Generated on 16th of Nov 2018