

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

82 Waterloo 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$437,500

Property type

House

Suburb

Trafalgar

Period-from

01 Apr 2020

to

31 Mar 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

10 Seven Mile Road Trafalgar VIC 3824	\$350,000	31-Jan-21
4 Church Street Trafalgar VIC 3824	\$332,500	15-Jul-20
3 Middle Road Trafalgar VIC 3824	\$369,000	29-Sep-20

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: 27 April 2021



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10 Seven Mile Road Trafalgar VIC 3824

Sold Price

\$350,000

Sold Date

31-Jan-21

3 1 3

Distance

0.23km



4 Church Street Trafalgar VIC 3824

Sold Price

\$332,500

Sold Date

15-Jul-20

3 1 1

Distance

0.52km



3 Middle Road Trafalgar VIC 3824

Sold Price

\$369,000

Sold Date

29-Sep-20

3 1 2

Distance

0.56km

RS = Recent sale

UN = Undisclosed Sale

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