



STATEMENT OF INFORMATION

22 CONTOUR ROAD, TRAFALGAR, VIC 3824

PREPARED BY JACKIE SHEARER, ALEX SCOTT WARRAGUL

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 CONTOUR ROAD, TRAFALGAR, VIC

2 1 1

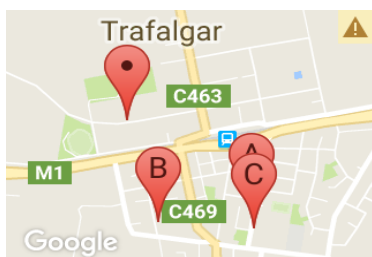
Indicative Selling Price

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

Price Range: \$265,000 to \$285,000

Provided by: Jackie Shearer, Alex Scott Warragul

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$344,500

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



39 ANZAC RD, TRAFALGAR, VIC 3824

3 2 1

Sale Price

***\$380,000**

Sale Date: 23/04/2018

Distance from Property: 1km



36 CHAPMANS RD, TRAFALGAR, VIC 3824

3 1 2

Sale Price

****\$260,000**

Sale Date: 17/04/2018

Distance from Property: 758m



68 ANZAC RD, TRAFALGAR, VIC 3824

3 1 -

Sale Price

\$270,000

Sale Date: 04/04/2018

Distance from Property: 1.1km



This report has been compiled on 04/06/2018 by Alex Scott Warragul. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

22 CONTOUR ROAD, TRAFALGAR, VIC 3824

Indicative selling price

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

Price Range:

\$265,000 to \$285,000

Median sale price

Median price

\$344,500

House

X

Unit

Suburb

TRAFALGAR

Period

01 January 2018 to 31 March 2018

Source



Comparable property sales

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
39 ANZAC RD, TRAFALGAR, VIC 3824	*\$380,000	23/04/2018
36 CHAPMANS RD, TRAFALGAR, VIC 3824	**\$260,000	17/04/2018
68 ANZAC RD, TRAFALGAR, VIC 3824	\$270,000	04/04/2018