

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

3 Princes Highway 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

House

Suburb

Trafalgar

Period-from

01 Oct 2020

to

30 Sep 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

29 Kitchener Street Trafalgar VIC 3824	\$485,000	02-Feb-21
18 Ashby Street Trafalgar VIC 3824	\$445,000	22-Oct-21
21 Anzac Road Trafalgar VIC 3824	\$470,000	09-Jul-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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29 Kitchener Street Trafalgar VIC 3824

Sold Price

\$485,000

Sold Date

02-Feb-21

3 1 2

Distance

0.42km



18 Ashby Street Trafalgar VIC 3824

Sold Price

^{RS} **\$445,000** ^{UN}

Sold Date

22-Oct-21

3 1 3

Distance

0.56km



21 Anzac Road Trafalgar VIC 3824

Sold Price

^{RS} **\$470,000** ^{UN}

Sold Date

09-Jul-21

3 1 -

Distance

0.96km



9 Edward Crescent Trafalgar VIC 3824

Sold Price

\$429,000

Sold Date

12-May-21

3 1 2

Distance

1.04km



8 Anzac Road Trafalgar VIC 3824

Sold Price

\$428,000

Sold Date

26-Feb-21

3 1 -

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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