

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

307 Willow Grove 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

\$710,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

House

Suburb

Trafalgar

Period-from

01 Jan 2021

to

31 Dec 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

86 Willow Grove Road Trafalgar VIC 3824	\$545,000	30-Jun-21
121 Yulungah Road Trafalgar VIC 3824	\$712,000	12-Mar-20
13-15 Nelson Road Trafalgar VIC 3824	\$680,000	02-Apr-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: 21 January 2022



Strzelecki Realty

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86 Willow Grove Road Trafalgar VIC 3824

3 1 4

Sold Price

\$545,000

Sold Date

30-Jun-21

Distance

2.22km



121 Yulungah Road Trafalgar VIC 3824

4 2 2

Sold Price

\$712,000

Sold Date

12-Mar-20

Distance

1.45km



13-15 Nelson Road Trafalgar VIC 3824

4 2 6

Sold Price

\$680,000

Sold Date

02-Apr-20

Distance

2.81km



25 Nelson Road Trafalgar VIC 3824

3 2 4

Sold Price

\$500,000

Sold Date

29-Jul-20

Distance

2.8km



9 Slatters Road Trafalgar VIC 3824

3 2 3

Sold Price

\$585,000

Sold Date

18-Sep-20

Distance

4.6km



3 School Road Willow Grove VIC 3825

3 2 4

Sold Price

\$570,000

Sold Date

16-Jun-21

Distance

12.05km

RS = Recent sale

UN = Undisclosed Sale

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49 Loch Street Yarragon VIC 3823

Sold Price

\$730,000

Sold Date

22-May-21

3

1

1

Distance

8.07km

RS = Recent sale

UN = Undisclosed Sale

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