

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

98A CONTINGENT STREET 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

or range
between

\$495,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

House

Suburb

Trafalgar

Period-from

01 Jun 2023

to

31 May 2024

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

53 CONTINGENT STREET TRAFALGAR VIC 3824	\$500,000	19-Feb-24
34 CROSS STREET TRAFALGAR VIC 3824	\$560,000	14-Jul-23
13 CENTENARY DRIVE TRAFALGAR VIC 3824	\$527,000	01-Nov-23

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: 26 June 2024

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53 CONTINGENT STREET

TRAFALGAR VIC 3824



3



1



1

Sold Price
\$500,000

Sold Date
19-Feb-24

Distance
0.24km



34 CROSS STREET TRAFALGAR

VIC 3824



3



1



4

Sold Price
\$560,000

Sold Date
14-Jul-23

Distance
0.15km



13 CENTENARY DRIVE TRAFALGAR

VIC 3824



3



2



1

Sold Price
\$527,000

Sold Date
01-Nov-23

Distance
0.37km

RS = Recent sale

UN = Undisclosed Sale

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