

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 43 Anzac Road Trafalgar

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 \$285,000 & \$313,500

Median sale price

(*Delete house or unit as applicable)

Median price \$322,500 *House ☒ *Unit ☐ Suburb or locality Trafalgar
Period - From Jun 16 to Jun 17 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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 Anzac Road, Trafalgar | \$309,000 | 22/10/2016 |
| 23 Chapmans Road, Trafalgar | \$310,000 | 8/8/2016 |
| 13 Centenary Drive Trafalgar | \$290,000 | 14/3/2017 |

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017.