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	Peppermint Close 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	$225,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$220,000	Property type	Land	Suburb	Trafalgar
Period-from	01 Sep 2018	to	31 Aug 2019	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
15 Peppermint Close Trafalgar VIC 3824	$200,000	19-Nov-18
8 Flores Street Trafalgar VIC 3824	$220,000	14-Nov-18
8 Farmers Way Trafalgar VIC 3824	$215,000	26-Mar-19

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: 16 September 2019

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15 Peppermint Close Trafalgar VIC 3824	Sold Price	$200,000	Sold Date	19-Nov-18
- - -			Distance	0.16km



8 Flores Street Trafalgar VIC 3824	Sold Price	$220,000	Sold Date	14-Nov-18
- - -			Distance	0.92km

8 Farmers Way Trafalgar VIC 3824	Sold Price	$215,000	Sold Date	26-Mar-19
- - -			Distance	2km

RS = Recent sale **UN** = Undisclosed Sale

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