

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 38 Contingent Street, Trafalgar, Vic 3824

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price range \$650,000 - \$675,000

Median sale price

Median price \$572,500

Property type House

Suburb Trafalgar

Period - From 01/10/2023

to

30/09/2024

Source realestate.com.au

Comparable property sales

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
62 Davey Drive, Trafalgar, Vic 3824	\$665,000	02/04/2024
125 School Road, Trafalgar, Vic 3824	\$637,500	11/01/2024
2 Farmers Way, Trafalgar, Vic 3824	\$690,000	21/11/2023

This Statement of Information was prepared on: 11/10/2024