

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

1 RED GUM AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$382,500

Property type

Unit

Suburb

Trafalgar

Period-from

01 Jun 2024

to

31 May 2025

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

11 ELISE CLOSE TRAFALGAR VIC 3824	\$500,000	20-Jul-24
57 VINCENT BOULEVARD TRAFALGAR VIC 3824	\$545,000	03-Oct-24
1/32 SUMMERLEA STREET TRAFALGAR VIC 3824	\$600,000	06-Sep-24

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: 11 June 2025



11 ELISE CLOSE TRAFALGAR VIC 3824

3 2 -

Sold Price

\$500,000

Sold Date

20-Jul-24

Distance

0.21km



57 VINCENT BOULEVARD TRAFALGAR VIC 3824

2 2 2

Sold Price

\$545,000

Sold Date

03-Oct-24

Distance

0.22km



1/32 SUMMERLEA STREET TRAFALGAR VIC 3824

3 2 2

Sold Price

\$600,000

Sold Date

06-Sep-24

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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