

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

43 SETTLEMENT ROAD 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

\$770,000

&

\$847,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

Trafalgar

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

47 CONTINGENT STREET TRAFALGAR VIC 3824	860000	11-Apr-25
10 HARDY DRIVE TRAFALGAR VIC 3824	770000	05-Jun-25
69 DAVEY DRIVE TRAFALGAR VIC 3824	800000	13-Sep-25

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.

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47 CONTINGENT STREET TRAFALGAR VIC 3824

 4  2  4

Sold Price

860000

Sold Date

11-Apr-25

Distance

1.57km



10 HARDY DRIVE TRAFALGAR VIC 3824

 2  2  3

Sold Price

770000

Sold Date

05-Jun-25

Distance

1.09km



69 DAVEY DRIVE TRAFALGAR VIC 3824

 4  2  4

Sold Price

^{RS} **800000**

Sold Date

13-Sep-25

Distance

1.08km

RS = Recent sale

UN = Undisclosed Sale

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