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

5 CENTENARY DRIVE 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	\$630,000	or range between		&	
Median sale price					

(*Delete house or unit as applicable)

Median Price	\$570,000	Property type		House		Suburb	Suburb Trafalgar	
Period-from	01 Mar 2024	to	28 Feb 2	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
125 SCHOOL ROAD TRAFALGAR VIC 3824	\$637,500	21-Dec-23
41 VINCENT BOULEVARD TRAFALGAR VIC 3824	\$615,000	08-Jul-24
7 POPLAR CLOSE TRAFALGAR VIC 3824	\$630,000	17-Apr-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.

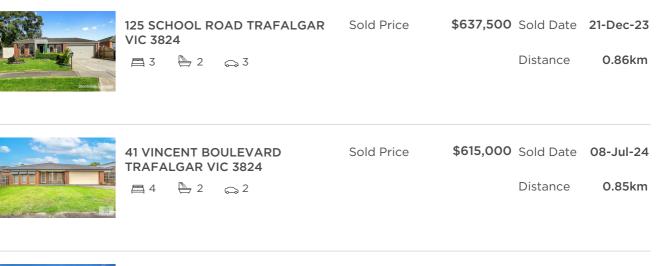
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A	7 POPLAR CLOSE TRAFALGAR VIC Sold Price 3824				\$630,000 Sold Date		
LILE VOI		2	⇔ ²		Distance	0.53km	

RS = Recent sale UN = Undisclosed Sale

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