

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

4 DODEMAIDES 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

Trafalgar

Period-from

01 Aug 2022

to

31 Jul 2023

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

10 DODEMAIDES ROAD TRAFALGAR VIC 3824	\$490,000	18-Apr-23
7 KITCHENER STREET TRAFALGAR VIC 3824	\$455,000	01-Aug-23
39 PRINCES HIGHWAY TRAFALGAR VIC 3824	\$350,000	07-Mar-23

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: 15 August 2023

**10 DODEMAIDES ROAD
TRAFALGAR VIC 3824**

3 1 2

Sold Price **\$490,000** Sold Date **18-Apr-23**Distance **0.05km****7 KITCHENER STREET TRAFALGAR
VIC 3824**

3 1 1

Sold Price ^{RS} **\$455,000** Sold Date **01-Aug-23**Distance **0.14km****39 PRINCES HIGHWAY
TRAFALGAR VIC 3824**

3 1 1

Sold Price **\$350,000** Sold Date **07-Mar-23**Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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