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

Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or rang betwee	5470.000	&	\$510,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$572,500	Property type	House	Suburb	Trafalgar				

30 Sep 2023

Source

Comparable property sales (*Delete A or B below as applicable)

01 Oct 2022

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.

to

Address of comparable property	Price	Date of sale
3 CROSS STREET TRAFALGAR VIC 3824	512000	06-Oct-23
60 ASHBY STREET TRAFALGAR VIC 3824	470000	22-Jul-23
10 DODEMAIDES ROAD TRAFALGAR VIC 3824	490000	18-Apr-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: 27 October 2023



Corelogic

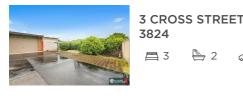
consumer.vic.gov.au



Kim Durrand

- P 0428897196
- M 0419268882

 ${\sf E} \ kimdurrand@oneagency.com.au$



3 CROSS STRE 3824	ET TRAFALGAR VIC	Sold Price	^{RS} 512000	Sold Date	06-Oct-23
🛱 3	ධ 2			Distance	0.83km



60 ASHBY STREET TRAFALGAR VIC 3824			Sold Price	470000	470000 Sold Date		
₿ 3	1	⇔ ¹			Distance	0.73km	



10 DOE TRAFA	10 DODEMAIDES ROAD TRAFALGAR VIC 3824			490000	Sold Date	18-Apr-23
昌 3	1 🖳	⊜ 2			Distance	1.03km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.