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

47 Davey Drive Trafalgar VIC 3824

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$660,000	&	\$685,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$425,500	Prope	erty type	ty type House		Suburb	Trafalgar
Period-from	01 Dec 2019	to	30 Nov 2	2020	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
24 Collingwood Drive Trafalgar VIC 3824	\$640,000	01-Aug-20
42 Collingwood Drive Trafalgar VIC 3824	\$690,000	07-Sep-19
8 Gaston Court Trafalgar VIC 3824	\$641,000	07-Aug-20

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: 10 December 2020

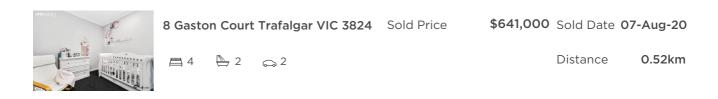


consumer.vic.gov.au



24 Collingwood Drive Trafalgar VICSold Price\$640,000Sold Date01-Aug-203824□□<





RS = Recent sale UN = Undisclosed Sale

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