# 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

11 Berenger Avenue 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	\$549,000	<del>or range</del> <del>between</del>	&	

### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$435,000	Property type		House		Suburb	Trafalgar
Period-from	01 Oct 2020	to	30 Sep 2	2021	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
55 Davey Drive Trafalgar VIC 3824	\$490,000	08-May-21
41 Collingwood Drive Trafalgar VIC 3824	\$545,000	09-Feb-21
71 Davey Drive Trafalgar VIC 3824	\$530,000	09-Mar-21

#### 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.

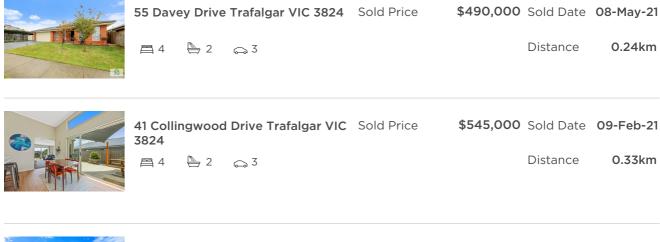
This Statement of Information was prepared on: 06 October 2021

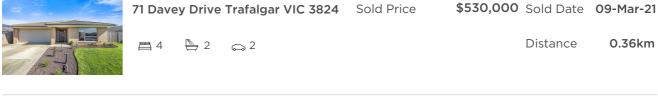


consumer.vic.gov.au



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11 Fern	lea Clos	e Trafalgar VIC 3824	Sold Price	\$539,000	Sold Date	25-Jul-21
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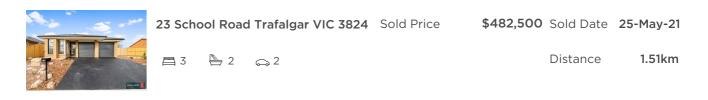
	17 Fern	ilea Clos	e Trafalgar VIC 3824	Sold Price	\$467,500	Sold Date	14-Jan-21
Harcourts	₿3	2	Ģ <sup>2</sup>			Distance	1.17km

#### RS = Recent sale UN = Undisclosed Sale

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