

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

or range
between

&

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 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



Strzelecki Realty

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55 Davey Drive Trafalgar VIC 3824 Sold Price **\$490,000** Sold Date **08-May-21**

4 2 3

Distance **0.24km**



41 Collingwood Drive Trafalgar VIC 3824 Sold Price **\$545,000** Sold Date **09-Feb-21**

4 2 3

Distance **0.33km**



71 Davey Drive Trafalgar VIC 3824 Sold Price **\$530,000** Sold Date **09-Mar-21**

4 2 2

Distance **0.36km**



14 Davey Drive Trafalgar VIC 3824 Sold Price **\$575,000** Sold Date **05-Aug-21**

4 2 2

Distance **0.37km**



11 Fernlea Close Trafalgar VIC 3824 Sold Price **\$539,000** Sold Date **25-Jul-21**

3 2 2

Distance **1.13km**



17 Fernlea Close Trafalgar VIC 3824 Sold Price **\$467,500** Sold Date **14-Jan-21**

3 2 2

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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23 School Road Trafalgar VIC 3824 Sold Price **\$482,500** Sold Date **25-May-21**

3 2 2

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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