



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**14 Villeneuve Drive,  
TRAFALGAR 3824**

House

4 beds

2 baths

2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$450,000 - \$495,000**

### Median sale price

Median **House** for **T RAFALGAR** for period **Jan 2018 - Dec 2018**

Sourced from **Pricefinder**.

**\$380,000**

### Comparable property sales

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 the most comparable to the property for sale.

**13 Vincent,**  
Trafalgar 3824

**Price \$470,000** Sold 13  
November 2018

**13 Villeneuve,**  
Trafalgar 3824

**Price \$485,000** Sold 31  
December 2018

**5 Collingwood,**  
Trafalgar 3824

**Price \$495,000** Sold 07  
September 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

**John Kerr Real Estate  
(Trafalgar) Pty Ltd**

2/87 Princes Highway,  
Trafalgar VIC 3824

### Contact agents



**Peter Heathcote**

0488 024 172

[peter@johnkerr.com.au](mailto:peter@johnkerr.com.au)