

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

19 Davey Drive, Trafalgar Victoria 3824

### Indicative selling price

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

Single price

\$\*

or range between

\$\*360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$ 323,000

\*House

\*Unit

Suburb  
or locality

Trafalgar

Period - From

25/01/2017

to

25/07/2017

Source

Core Logic – R.P. Data

### 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

Address of comparable property	Price	Date of sale
1 22 Villeneuve Drive, Trafalgar Victoria 3824	\$ 370,000	03/07/2017
2 26 Vincent Boulevard, Trafalgar Victoria 3824	\$ 420,000	20/03/2017
3 34 Anzac Road, Trafalgar Victoria 3824	\$ 365,000	08/07/2017

**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.



OBrien Real Estate