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

32 VINCENT BOULEVARD 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	\$700,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			

Median Price	\$527,500	Prop	erty type		House	Suburb	Trafalgar
Period-from	01 Jun 2021	to	31 May 2	2022	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
29 HARDY DRIVE TRAFALGAR VIC 3824	\$745,000	01-Apr-22
11 DAVEY DRIVE TRAFALGAR VIC 3824	\$740,000	04-Mar-22
60 VINCENT BOULEVARD TRAFALGAR VIC 3824	\$767,500	25-May-22

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: 25 June 2022

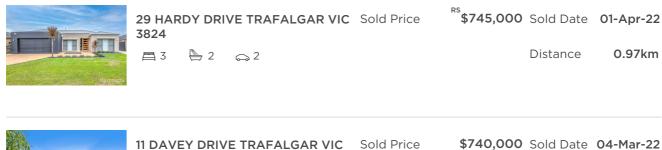


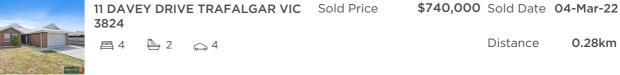
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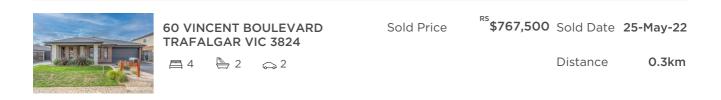
E cloe@fnwarragul.com.au





Notes from your agent

14 year old home, 2 living areas, large master, enclosed alfresco area with wood fire heater, built in BBQ area, side access to shed



RS = Recent sale UN = Undisclosed Sale

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