



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**8 Fernlea Close,
TRAFALGAR 3824**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range \$402,000 - \$442,000

Median sale price

Median **House** for **T RAFALGAR** for period **Apr 2018 - Mar 2019**

Sourced from **Pricefinder**.

\$392,000

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.

17 Vincent Blvd,
Trafalgar 3824

Price \$405,000 Sold 08
January 2019

7 Vincent Blvd,
Trafalgar 3824

Price \$445,000 Sold 27
November 2018

27 Vincent Blvd,
Trafalgar 3824

Price \$418,000 Sold 18 June
2018

This Statement of Information was prepared on 16th Sep 2019

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.

House



3 beds



2 baths



2 parking

**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