

## 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

28 Villeneuve Drive Trafalgar VIC 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

\$470,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$215,000

Property type

Land

Suburb

Trafalgar

Period-from

01 Mar 2019

to

29 Feb 2020

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

46 Vincent Boulevard Trafalgar VIC 3824	\$442,000	29-Jan-20
23 Berenger Avenue Trafalgar VIC 3824	\$555,000	26-Dec-19
1 Lucas Way Trafalgar VIC 3824	\$395,000	23-Jun-19

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: 30 March 2020



**46 Vincent Boulevard Trafalgar VIC 3824** Sold Price **\$442,000** Sold Date **29-Jan-20**

3 2 2

Distance **0.59km**



**23 Berenger Avenue Trafalgar VIC 3824** Sold Price **\$555,000** Sold Date **26-Dec-19**

3 2 2

Distance **0.37km**



**1 Lucas Way Trafalgar VIC 3824** Sold Price **\$395,000** Sold Date **23-Jun-19**

3 2 2

Distance **0.49km**



**9 Poplar Close Trafalgar VIC 3824** Sold Price **\$375,000** Sold Date **23-Dec-19**

3 2 2

Distance **0.56km**



**29 Anzac Road Trafalgar VIC 3824** Sold Price **\$346,000** Sold Date **25-Nov-19**

3 2 1

Distance **0.74km**



**1 Red Gum Avenue Trafalgar VIC 3824** Sold Price **\$310,000** Sold Date **06-Jan-20**

3 2 2

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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**69 Vincent Boulevard Trafalgar VIC 3824** Sold Price <sup>RS</sup> **\$445,000** Sold Date **28-Mar-20**

 3  2  2

Distance **0.83km**



**8 Fernlea Close Trafalgar VIC 3824** Sold Price **\$420,000** Sold Date **05-Oct-19**

 3  2  2

Distance **0.88km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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