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 (*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	Suburb Trafalgar	
Period-from	01 Mar 2019	to	29 Feb 2	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



consumer.vic.gov.au



	TT	T.	T	1
197	in the second	C. M. S.	A Milliona	
an an			A STATE	

46 Vincent Boulevard Trafalgar VIC Sold Price \$442,000 Sold Date 29-Jan-20 3824 0.59km Distance 昌 3 2 🚔 **a** 2



\geq	23 Ber 3824	enger Av	venue Trafalgar VIC	Sold Price	\$555,000	Sold Date	26-Dec-19
	₿ 3	2	ç⊋ 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



29 Anzac Roa	d Trafalgar VIC 3824	Sold Price	\$346,000	Sold Date	25-Nov-19
📇 3	Ģ 1			Distance	0.74km



1 Red G 3824	ium Ave	nue Trafalgar VIC	Sold Price	\$310,000	Sold Date	06-Jan-20
่ 🛱 3	2 🚔	⇔ 2			Distance	0.79km

RS = Recent sale UN = Undisclosed Sale

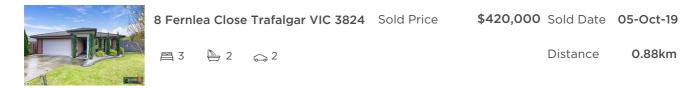
DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.





-	69 Vir 3824	ncent Bo	ulevard Trafal	gar VIC Sold	l Price	^{RS} \$445,000	Sold Date	28-Mar-20
	₿ 3	2	⊜ 2				Distance	0.83km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

© Copyright 2020 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic), Local, State, and Commonwealth Governments. All rights reserved.