

# STATEMENT OF INFORMATION

7 BLACKWOOD COURT, TRAFALGAR, VIC 3824

PREPARED BY STUART WILDBLOOD, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls  
**PROPERTYSALES**



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**7 BLACKWOOD COURT, TRAFALGAR, VIC**  4  2  2

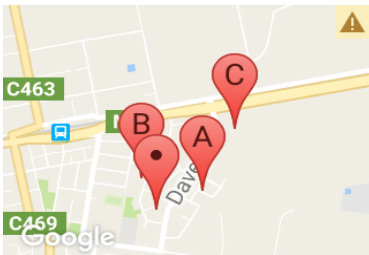
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

### Price Range:

Provided by: Stuart Wildblood, Danny Edebohl's Property Sales

## MEDIAN SALE PRICE



### TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

**\$315,500**

01 July 2016 to 30 June 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**3 BERENGER AVE, TRAFALGAR, VIC 3824**

 4  2  3

Sale Price

**\$514,000**

Sale Date: 22/10/2016

Distance from Property: 330m



**25 MURRAY ST, TRAFALGAR, VIC 3824**

 3  3  3

Sale Price

**\$553,250**

Sale Date: 30/08/2016

Distance from Property: 242m



**10 GASTON CRT, TRAFALGAR, VIC 3824**

 3  2  2

Sale Price

**\$538,000**

Sale Date: 19/07/2016

Distance from Property: 771m



This report has been compiled on 04/07/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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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 and  
postcode

7 BLACKWOOD COURT, TRAFALGAR, VIC 3824

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

Median sale price

Median price

\$315,500

House

X

Unit


Suburb

TRAFALGAR

Period

01 July 2016 to 30 June 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3 BERENGER AVE, TRAFALGAR, VIC 3824	\$514,000	22/10/2016
25 MURRAY ST, TRAFALGAR, VIC 3824	\$553,250	30/08/2016
10 GASTON CRT, TRAFALGAR, VIC 3824	\$538,000	19/07/2016