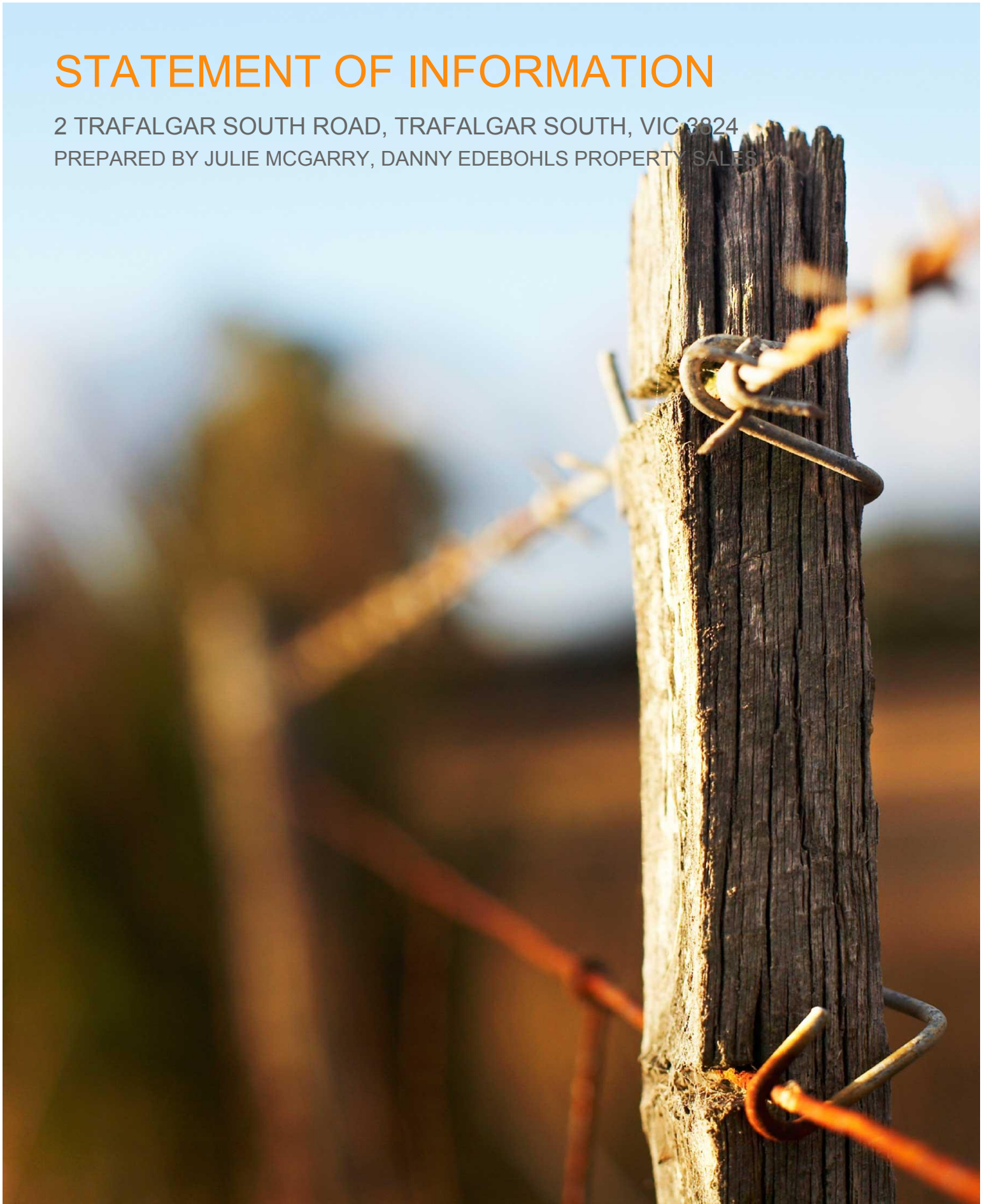


STATEMENT OF INFORMATION

2 TRAFALGAR SOUTH ROAD, TRAFALGAR SOUTH, VIC 3824

PREPARED BY JULIE MCGARRY, DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 TRAFALGAR SOUTH ROAD,

3 1 2

Indicative Selling Price

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

Single Price: \$510,000

Provided by: Julie McGarry, Danny Edebohl's Property Sales

MEDIAN SALE PRICE



TRAFALGAR SOUTH, VIC, 3824

Suburb Median Sale Price (House)

\$555,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

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.



226 LAWRENCES RD, TRAFALGAR SOUTH, VIC

3 1 2

Sale Price

\$550,000

Sale Date: 27/03/2017

Distance from Property: 2.5km



247 LAWRENCES RD, TRAFALGAR SOUTH, VIC

3 2 3

Sale Price

\$508,000

Sale Date: 16/11/2016

Distance from Property: 2.3km



2 ROGERS RD, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$510,000

Sale Date: 11/11/2016

Distance from Property: 1.8km



This report has been compiled on 21/12/2017 by Danny Edebohl's Property Sales. Property Data Solutions Pty Ltd 2017 - 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

2 TRAFALGAR SOUTH ROAD, TRAFALGAR SOUTH, VIC 3824

Indicative selling price

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

Single Price:

\$510,000

Median sale price

Median price

\$555,000

House

X

Unit

Suburb

TRAFALGAR
SOUTH

Period

01 July 2017 to 30 September 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
226 LAWRENCES RD, TRAFALGAR SOUTH, VIC 3824	\$550,000	27/03/2017
247 LAWRENCES RD, TRAFALGAR SOUTH, VIC 3824	\$508,000	16/11/2016
2 ROGERS RD, TRAFALGAR, VIC 3824	\$510,000	11/11/2016