

STATEMENT OF INFORMATION

52 DAVEY DRIVE, TRAFALGAR, VIC 3824

PREPARED BY DANNY EDEBOHLS PROPERTY SALES



Danny Edebohls
PROPERTYSALES



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 DAVEY DRIVE, TRAFALGAR, VIC 3824

4 2 2

Indicative Selling Price

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

Single Price: **\$439,000**

MEDIAN SALE PRICE



TRAFALGAR, VIC, 3824

Suburb Median Sale Price (House)

\$317,750

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 CARNEGIE CRT, TRAFALGAR, VIC 3824

4 2 2

Sale Price

***\$437,500**

Sale Date: 14/06/2017

Distance from Property: 260m



47 MURRAY ST, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$440,000

Sale Date: 19/02/2017

Distance from Property: 437m



15 BERENGER AVE, TRAFALGAR, VIC 3824

4 2 2

Sale Price

\$435,000

Sale Date: 05/12/2016

Distance from Property: 192m



This report has been compiled on 14/07/2017 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

52 DAVEY DRIVE, TRAFALGAR, VIC 3824

Indicative selling price

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

Single Price:

\$439,000

Median sale price

Median price

\$317,750

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 CARNEGIE CRT, TRAFALGAR, VIC 3824	*\$437,500	14/06/2017
47 MURRAY ST, TRAFALGAR, VIC 3824	\$440,000	19/02/2017
15 BERENGER AVE, TRAFALGAR, VIC 3824	\$435,000	05/12/2016